

SITE PLAN ATTACHED

**04. BRENTWOOD RUGBY CLUB KING GEORGES PLAYING FIELDS
BRENTWOOD ESSEX CM13 2AQ**

**SINGLE STOREY RUGBY FOOTBALL REPLACEMENT CLUBHOUSE WITH
CHANGING FACILITIES AND ADDITIONAL PARKING**

APPLICATION NO: 14/00745/FUL

WARD	Warley/adjoining Brentwood South	8/13 WEEK DATE	28.08.2014
PARISH		POLICIES	GB1 GB2 CP1 T2 CP2 GB23 C5 NPPF NPPG
CASE OFFICER	Kathryn Mathews	01277 312616	
Drawing no(s) relevant to this decision:	3521:102 A; DESIGN & ACCESS STATEMENT ; SITE PLAN SCALE 1:4000 ; 3521:100 B; 3521:103 ; 3521:104 ;		

1. Proposals

Proposed single storey new rugby football club house with changing facilities: 53m in length x 15m in width; 6.4m in height (maximum dimension). The proposed building would consist of three attached elements. One element would accommodate six changing rooms (each accommodating 16-18 persons each), two officials rooms and a first aid/physio room. A second element would accommodate a clubroom with associated bar, kitchen and storage. These two would be linked by a flat roofed element which would accommodate an entrance lobby, toilets and an office/meeting room.

The materials to be used to construct the external surfaces of the building would consist of facing bricks for the walls, pvc for the flat roof sections and profiled steel cladding (colour to be agreed) for the sloping roof elements.

The building would overlap the footprint of the existing clubhouse building but would be located 5m from the site boundary. The existing club house is located immediately adjacent to the eastern boundary of the site and is single storey in height (3.6m) with a flat roof.

The total gross internal floorspace of the proposed building is stated as being 750sq.m. The floorspace of the existing building is stated as being 270sq.m. The club room of the existing building (excluding toilets, bar, stores etc.) measures around

130sq.m. The club room within the proposed building (again excluding toilets, bar, kitchen and stores) measures around 160sq.m.

It is understood that the building has been designed to facilitate its construction in phases which would allow construction of the changing rooms etc. while the existing clubhouse remains in use.

There is an existing car park adjacent to the existing clubhouse accommodating 54 parking spaces. The proposal would add six spaces adjacent to the proposed building and six cycle spaces within the proposed building.

There are no proposed changes to the location of the existing rugby and football pitches within King Georges Playing Fields but one rugby pitch would need to be slightly reduced in size (but would still be the minimum recommended size).

In terms of hours of opening, it is proposed that training sessions would be held 7pm-9pm Mondays to Fridays and 10am to 12pm on Sundays and Bank Holidays, fixtures would be held 2pm-6pm on Saturdays and the social club use would be available for use 2pm-11pm on Saturdays and 12pm to 11pm on Sundays and Bank Holidays.

The application is accompanied by a Design and Access Statement and supporting information including:-

- Sports England and the RFU have both recommended the application is approved
- currently the Brentwood Rugby Football Club occupy a small timber clubhouse and play their matches on four rugby pitches
- there is dense hedgerow and significant tree planting for the full length of the site's eastern boundary
- there are currently 7 football pitches and four rugby pitches
- the existing clubhouse has limited changing areas with no shower or bathing facilities and a limited social area - rugby players use the shower facilities next to the golf clubhouse some 175m away - there is no protected changing areas for juniors or ladies teams
- the club has not been able to find an alternative location within the Borough
- the club has been playing from and using their current facilities for the last 70 years
- the club has grown in popularity and use over this time
- other sports users could use the new facilities
- the occupational space of the social element of the proposal would be 8% greater than the existing space which would equate to 13 additional occupants at maximum capacity

The application is accompanied by a report from a highway and traffic planning consultants. This report concludes that there would be ample spare capacity within the car parking areas in the Park to accommodate the proposed new clubhouse and there is likely to be very little difference in the level of activity generated by the

proposals as the main change is the provision of changing/shower facilities within the clubhouse. Any increase in social usage would be outside the peak car parking usage when matches etc are being played.

The application is also accompanied by an Arboricultural Report relating to a group of Oak trees adjacent to the site which could potentially be impacted during the works to implement the proposed development. The Report recommends protection measures to be implemented to safeguard the trees from construction pressures. The report concludes that the proposal does not pose a threat to the health, longevity or amenity of the existing trees subject to measures being put into place to protect the trees during the construction period.

Planning permission was refused for a previous proposal for a two storey replacement club house adjacent to the existing overflow car park within the Park approximately 170m to the north-west of the existing clubhouse (reference 13/00841/FUL) for the following reasons:-

1. As a result of its height, bulk and size, the proposed club house would significantly reduce the openness of the Green Belt and would conflict with the purposes of including land within it. On this basis, the proposal would be inappropriate development within the Green Belt and cause significant harm by reason of its inappropriateness and loss of openness to the Green Belt, contrary to the NPPF (in particular section 9) and Policies GB1 and GB2 of the Brentwood Replacement Local Plan.
2. As a result of its height, bulk and size, the proposed club house would be an incongruous and visually intrusive element within the King Georges Playing Fields, to the detriment of the character and appearance of the area, contrary to the NPPF (section 7 and paragraph 17) and Policy CP1 (criteria i and iii) of the Brentwood Replacement Local Plan. Furthermore, as proposed, the level of excavation and hardsurfacing within the root protection zone of the two, mature oak trees would be likely to cause significant harm to their root network resulting in removal or harm to those trees and therefore to the character and appearance of the area, in conflict with the NPPF section 11 and paragraph 17 and local Plan Policy C5.
3. The matters advanced by the applicant in support of the application would not clearly outweigh the harm the development would cause through inappropriateness, reduction in openness of the Green Belt within which the site is located, and harm to the character and appearance of the area. Therefore, no circumstances exist to justify the grant of planning permission for the inappropriate development proposed.

That decision related to a building which would have measured 28.4m in length x 15.5m in width (excluding a covered first floor balcony), 7.6m in height and a total gross internal floorspace of 810sq.m. The main part of the building would have had a curved roof clad with profile metal and the clubroom would have been accommodated at first floor level.

The currently proposed scheme aims to overcome these reasons. The applicant summarises the revised scheme as follows:-

- the proposed building would be located adjacent to the site's boundary and would be single storey in height and so would be less visual than the previous proposal
- the proposal would replace an existing clubhouse and so would be no more inconvenient for neighbours than the existing clubhouse
- noise from the clubhouse would be reduced as there would be no windows on the rear of the buildings, only doors to stores etc
- the building would be set further off the boundary than the existing building giving further protection to the rear gardens of adjoining properties.
- the rear gardens of existing residential properties to the east, which front Ingrave Road, back onto the site but there is dense hedgerow and significant tree planting for the full length of the eastern boundary of the playing fields

2. Policy Context

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is now a material consideration in planning decisions. The weight to be given to it will be a matter for the decision maker's planning judgment in each particular case. This Framework replaces all the national planning guidance documents as stated in the NPPF, including Planning Policy Guidance Notes and Planning Policy Statements. Notwithstanding this, the NPPF granted a one year period of grace for existing adopted Local Plan policies which has now ended, but, the NPPF advises that, following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). Thus policies in the Brentwood Replacement Local Plan remain material considerations:

CP1 (General Development Criteria) Requires development to satisfy a range of criteria covering the following considerations: Character and appearance of the area; Residential amenities; Access; Highway safety; Environmental protection; and the Natural and Historic Environment.

CP2 (New Development and Sustainable Transport Choices) aims to locate jobs, shopping, leisure facilities and services in locations which are well served by public transport and/or are accessible by walking and cycling.

GB1 (New development) refers to the need for very special circumstances to justify proposals which are inappropriate in the Green Belt.

GB2 (Development Criteria) refers to the need to proposals not to harm the openness of the Green Belt or conflict with the purposes of including land in the Green Belt. The Policy also requires account to be taken to public rights of way, existing landscape

features and the location of any building in respect of the surrounding landscape and adjoining buildings.

GB22 (Outdoor Sports Facilities) requires that proposals for the use of land for outdoor participatory sport and recreation in the Green Belt meet certain criteria.

GB23 (Ancillary Buildings) supports proposals for small scale buildings and facilities required for outdoor participatory sport and recreation where there is a justifiable need for such buildings and facilities. However, any social facilities incidental to the primary use of the site need to be restricted in size and will be solely for use of persons participating in the recreational activity.

T2 (New Development and Highway Considerations) refers to the need for proposals not to have an unacceptable detrimental impact on the transport system.

On 6th March 2014, the government published Planning Policy Guidance (NPPG) which, along with the NPPF, is a material consideration in the determination of planning applications.

3. Relevant History

- 13/00841/FUL: New Rugby football clubhouse with changing facilities, access, car parking and relocation of existing pitches. -Application Refused

4. Neighbour Responses

Two site notices were displayed near to the site and 99 letters of notification were sent out.

12 letters of objection have been received which raise the following concerns:-

- would dramatically change the enjoyment of their existing access from the rear of their garden and the use of the park
- site in Green Belt - understood there was no potential for development on this land
- would affect house prices
- would have negative impact on feel and look of park for all users with such a large building
- understand clubhouse to be used for weddings and parties - noise levels of the existing parties are generally excessive; noise levels would increase with a larger facility
- current dilapidated buildings based in the middle of the park should be considered instead to house all facilities as not close to any residential properties
- not single storey at 6.425m high - first floor could be created within roof space
- as an alternative, existing facilities could be enlarged without an increase in height
- contravenes NPPF on replacement buildings in the Green Belt as would be materially larger than the one it replaces

- would create problems with noise, traffic and lighting, especially at night
- concern that anti-social behaviour would increase and would make easy access for anyone to climb into their property
- would have adverse impact on existing trees - existing trees would need to be cut back to accommodate the new building
- applicant indicates that solar panels may be added to enormous roof
- proposed design is neither innovative or outstanding and fails to raise the standard of design more generally in the park, and fails to integrate the development into this historic environment
- there has been no communication from the club with local residents
- would not agree to any increase or music licensing hours
- inappropriate development in the Green Belt and would reduce openness
- would disturb properties on boundary of park and cut out light
- existing clubhouse and new toilets in park attract vandals - assume new clubhouse will attract more vandalism
- loss of view across the park

10 letters of support have been received on the basis of the following:-

- would be great asset to community of all ages
- orientation is improved with this submission as noise and light goes into park and not towards houses
- single storey makes building less imposing
- would be one of a number of buildings within the park
- no adverse impact on environmental diversity
- would create a rugby club which is fit for purpose
- would not want club to have to relocate
- existing clubhouse an embarrassment to Brentwood
- would enable women's rugby to be offered and provide secure changing facilities

5. Consultation Responses

- **Historic Buildings And Conservation Officer:**

I have reviewed the above application for the 'Single storey rugby football replacement clubhouse with changing facilities and additional parking'. I would not consider the proposed design to be incongruous, there is good proportion in the elevation treatment. I did have concerns over the ridge height but this was not in relation to context more to do with the need for the internal height given the footprint and use as a single storey building. In summary I would not have objections on design grounds to these proposals.

- **Highway Authority:**

The Highway Authority would not wish to raise an objection to the above application, following the additional Parking Surveys demonstrating adequate capacity within the existing car parks to accommodate the proposed new clubhouse of Brentwood

Rugby Club, as the impact of the proposal is acceptable subject to the following conditions:

1. The development shall not commence until a proposed layout drawing maximising the number of parking bays in the proposed vehicle parking area has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the proposed vehicle parking area has been hard surfaced in accordance with Drawing No. 3521:103 and marked out in parking bays in accordance with the approved layout drawing. The vehicle parking area shall be retained in this form at all times. Reason: To provide improved vehicle parking and access in the interest of highway safety and amenity.
2. The development shall not commence until details of the design and layout of secure and weather protected cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved facilities have been provided in the location shown on Drawing No. 3521:21 and thereafter retained at all times. Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.
3. The development shall not commence until details of the design and layout of secure motorcycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved facilities have been provided in the location shown on Drawing No. 3521:21 and thereafter retained at all times. Reason: To ensure appropriate motorcycle parking is provided in the interest of highway safety and amenity.

Informative

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood. CM13 3HD.

- **Environmental Health & Enforcement Manager:**

With regard to the above I confirm the following.

- It is understood that the new build will have limited apertures in the form of windows/doors to the rear flank wall. This may assist to offset any noise breakout that may occur from the clubhouse. This would be dependant on usage of these doors etc.
- Details of all plant and equipment associated with the Kitchen, Clubhouse and the Boiler room areas (especially any air handling equipment) shall be agreed with the Council to ensure noise levels do not adversely affect nearest noise sensitive premises/residents. The rating level of the noise emitted from the unit(s) shall be lower than the existing night time background level (23.00 to 06.00) by at least 5 dB. The noise levels shall be determined at the nearest noise-sensitive premises. The measurements and assessment shall be made according to BS4142:1990. It is

recommended that the services of a qualified acoustics engineer are engaged in order that an inspection/report can be submitted.

- A suitable and sufficient grease trap shall be installed within the foul drainage system.

- No amplified sound shall be produced within the premises unless a scheme of physical management noise attenuation controls agreed with the local planning authority are put into place.

- The opening hours that have been suggested appear to be appropriate for the Social Club use and this Department has no additional comments to make on the matter. In addition, the premises are to be cleared of customers within 30 minutes of closing and staff within one hour of closing.

- Details for the disposal of waste from the premises must be agreed with the local planning authority prior to commencement.

Also with regard to the above I confirm the following.

- It is understood that the new build will have limited apertures in the form of windows/doors to the rear flank wall. This may assist to offset any noise breakout that may occur from the clubhouse. This would be dependant on usage of these doors etc.

- Details of all plant and equipment associated with the Kitchen, Clubhouse and the Boiler room areas (especially any air handling equipment) shall be agreed with the Council to ensure noise levels do not adversely affect nearest noise sensitive premises/residents. The rating level of the noise emitted from the unit(s) shall be lower than the existing night time background level (23.00 to 06.00) by at least 5 dB. The noise levels shall be determined at the nearest noise-sensitive premises. The measurements and assessment shall be made according to BS4142:1990. It is recommended that the services of a qualified acoustics engineer are engaged in order that an inspection/report can be submitted.

- A suitable and sufficient grease trap shall be installed within the foul drainage system.

- No amplified sound shall be produced within the premises unless a scheme of physical management noise attenuation controls agreed with the local planning authority are put into place.

- The opening hours that have been suggested appear to be appropriate for the Social Club use and this Department has no additional comments to make on the matter. In addition, the premises are to be cleared of customers within 30 minutes of closing and staff within one hour of closing.

- Details for the disposal and/or collection of waste/refuse from the premises must be agreed with the local planning authority prior to commencement.
- Any additional Car parking lights for the Car park area must be so positioned so as not to cause any loss of amenity to the nearest light sensitive properties. It is recommended that these additional lights should face away from the said light sensitive properties and be suitably shielded.

Should you have any queries regarding the above, please contact me direct.

- **Environment Agency:**

The above planning application is outside our statutory remit under the DMPO 2010 and therefore we have no comments to make.

- **Arboriculturalist:**

Good arboricultural plan so no objection as long as it is followed.

- **Sport England:**

No objection is made by Sport England as a statutory consultee and the proposal is supported in principle as a non-statutory consultee. Sports England confirms that the RFU supports the proposal and that the clubhouse design and layout is in compliance with the RFU design advice.

- **Open Space Strategy Coordinator:**

Further to your request for comments on the consultation for the above planning application I can confirm that I have reviewed the application and can offer the following for consideration:

The club have been a long established partner at King George's Playing Fields and so there will be little material change to the manner in which the park is managed nor the way in which it is used i.e for recreational sport. The pavilion will compliment the other facilities already available on site in the form of the existing sports pitches and will not affect the overall level of provision for rugby and football although some layout changes will need to be made to accommodate the building.

I do have some concerns about the imposing nature of the building in terms of its stark exterior and its ability to sit within the parks setting without affecting the visual appeal and would have liked to see more effort made in terms of screening with some planting around the lower levels of the building but this is a consideration that can be introduced over time in conjunction with the club.

Whilst I feel this would be a positive and beneficial addition to the park and obviously the rugby club have concerns about the ability of the infrastructure of the park to cope with the potential numbers visiting for games both members and guests, in particular parking. If this application and proposals is ultimately given permission by the Council

consideration may need to be given on improving the capacity of parking facilities as a minimum requirement.

6. Summary of Issues

The site is located within the King Georges Playing Fields (owned by Brentwood Borough Council) and the Metropolitan Green Belt. The application site adjoins the rear boundaries of residential properties which front Ingrave Road to the east (specifically nos.136-142 Ingrave Road).

It is considered that the main issues which require consideration as part of the determination of this application are the impact of the proposal on the Green Belt and the character and appearance of the area, the impact of the proposal on the amenity of the occupiers of neighbouring residential properties and highway matters.

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is now a material consideration in planning decisions. The weight to be given to it will be a matter for the decision makers planning judgement in each particular case. This Framework replaces all the national planning guidance documents as stated in the NPPF, including Planning Policy Guidance Notes and Planning Policy Statements. Notwithstanding this, the NPPF granted a one year period of grace for existing adopted Local Plan policies which has now ended, but, the NPPF advises that following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

On 6th March 2014, the government published Planning Policy Guidance (NPPG) which, along with the NPPF, is a material consideration in the determination of planning applications. The NPPGs have been taken into account, where relevant, in the following assessment.

The Green Belt

The NPPF (at paragraph 89) advises that the construction of new buildings is inappropriate development in the Green Belt. Exceptions to this include the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. A further exception is the replacement of a building, provided that the new building is in the same use and not materially larger than the one it replaces.

Local Plan Policy GB23 supports proposals for small scale buildings and facilities required for outdoor participatory sport and recreation where there is a justifiable need for such buildings and facilities. The Policy also states that any social facilities incidental to the primary use of the site will be restricted in size and will be solely for use of persons participating in the recreational activity.

Policy GB2 requires that developments should not reduce the openness of the Green Belt. The Policy also requires account to be taken to public rights of way, existing landscape features and the location of any building in respect of the surrounding landscape and adjoining buildings.

The proposed club house would be greater in size, bulk and height than the club house it would replace, but would be located in a similar position to the existing clubhouse close to the edge of the park. As a result of the greater size of the building compared to that which exists, the development would reduce the openness of the Green Belt and would conflict with the purposes of including land within it. However, it is considered that the location of the building would not be unacceptable in respect of the surrounding landscape and the existing buildings within the Park.

On this basis, the proposal would be inappropriate development within the Green Belt, contrary to the NPPF (section 9) and Local Plan Policies GB1, GB2 and GB23, and very special circumstances would need to exist which clearly outweigh the harm the development would cause by reason of inappropriateness, and all other harm to the Green Belt, to justify planning permission being granted in this case.

The Green Belt Balance

In support of the proposal, the applicant sets out the limitations of the rugby clubs' existing facilities and the proposal is supported by Sport England and the RFU. It is also considered that the impact of the development on the Green Belt would be materially less than the previous proposal as the building would be a single storey building and replace the existing clubhouse. On the basis of the significant benefits for rugby football at local level, it is considered that very special circumstances do exist in this case which clearly outweigh the harm a building of the height and size currently proposed would cause.

Character and Appearance

It is considered that, as a result of the size, height, design and position of the proposed club house, the development would not be an incongruous or visually intrusive element within the Park, and so would not be detrimental to the character and appearance of the area. The Design Officer supports this view.

No visually important trees would require removal as part of the proposal. The Arboriculturalist raises no objection to the proposal subject to the implementation of the recommendations of the Arboricultural Report submitted. On this basis, it is considered that the development is not likely to lead to a materially adverse impact on existing trees and vegetation, in compliance with NPPF (Section 11) and Local Plan Policy C5.

On the basis of the above, it is considered that the proposal complies with the NPPF (paragraph 17 and Section 7) and Local Plan Policy CP1 (criteria i and iii), subject to

the imposition of standard conditions relating to samples of materials, landscaping etc.

Residential Amenity

The proposed building would be located a minimum of 5m from the curtilage of the nearest residential property (those which front Ingrave Road to the east of the site) and a number of trees and vegetation exists along the eastern boundary of the site. The rear gardens of these adjoining neighbours also extend to more than 50m in depth. As a result, and taking into account the advice of the Environmental Health Officer, it is considered that the use of the proposed club house would not materially reduce the amenity of the occupiers of any existing residential properties by reason of overlooking, light pollution or disturbance from the use of the club house, compared to the existing clubhouse, subject to the imposition of conditions to include those recommended by the Environmental Health Officer (e.g. to control the hours of use of the club house, the type and location of external lighting and the details of plant and equipment). On this basis, it is considered that the proposal complies with the NPPF (paragraph 17) and Local Plan Policy CP1 (criterion ii).

Highways/Parking

On the basis of the comments received from the Highways Authority, it is considered that the proposal complies with the NPPF (paragraph 17) and Local Plan Policies CP1 (criteria iv and v), CP2 and T2, subject to the imposition of conditions.

Other matters

As a statutory consultee, Sports England have raised no objection to the proposed development. As a result, it is considered that the proposal would not be contrary to the section 8 of the NPPF which promotes healthy communities.

Most of the matters raised in the representations received have been addressed above. In response to the other matters raised:

- there is no reason to expect that use of the proposed club house would increase anti-social behaviour which, in any event, would be an issue which could be dealt with by the landowner and/or the police as well as through the Premises License the club house would require
- any impact on house prices or view is not a material planning consideration
- a condition could be imposed preventing the use of the roofspace of the proposed building without the need for planning permission
- even if preferable alternatives exist, this would not be a justifiable reason for refusal of the development proposed
- the building would be 5m from the boundary of the Playing Fields which would allow continued access from the rear of adjoining residential properties into the park

Conclusion

The current proposal follows the refusal of planning permission for a new rugby football clubhouse within King Georges' Playing Fields (reference 13/00841/FUL). The current proposal is also for a new clubhouse building but in a revised location, of reduced size, without a first floor element, of a revised design, with amended external materials and would replace the existing clubhouse. As a result, the proposal would cause less harm to the Green Belt and would not materially harm the character and appearance of the area, unlike the previously proposed scheme. Hence, whilst the matters weighing in favour of the proposal are the same as previously, it is considered that they would now be sufficient to outweigh the lesser harm the current proposal would cause.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

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 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 MAT01 Samples (details acceptable)

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In Order to safeguard the character and appearance of the area.

3 U08624

No development shall take place until a proposed layout drawing maximising the number of parking bays in the proposed vehicle parking area has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the proposed vehicle parking area has been hard surfaced in accordance with Drawing No. 3521:103 and marked out in parking bays in accordance with the approved layout drawing. The vehicle parking area shall be retained in this form at all times.

Reason: To provide improved vehicle parking and access in the interest of highway safety and amenity.

4 U08631

No development shall take place until details of the design and layout of secure and weather protected cycle parking facilities have been submitted to and approved in

writing by the Local Planning Authority. The development shall not be occupied until the approved facilities have been provided in accordance with the approved drawings and thereafter retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

5 U08632

No development shall take place until details of the design and layout of secure motorcycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved facilities have been provided in accordance with the approved details and thereafter retained at all times.

Reason: To ensure appropriate motorcycle parking is provided in the interest of highway safety and amenity.

6 U08542

No beneficial use of the roofspace of the building hereby permitted shall be made except for ancillary storage.

Reason: In the interests of the amenity of the occupiers of local residents and to protect the Green Belt.

7 U08642

The premises shall not be open for customers outside the following hours:
19:00-21:00 Mondays to Fridays, 14:00-23:00 Saturdays and 10:00-23:00 Sundays.
The premises shall be cleared of customers within 30 minutes of closing and staff within one hour of closing.

Reason: To safeguard the living conditions of nearby residents.

8 U08622

No development shall take place until details of the location and acoustic performance of all plant and equipment associated with the Kitchen, Clubhouse and the Boiler room areas (especially any air handling equipment) have been submitted to and approved in writing by the local planning authority. The rating level of the noise emitted from the unit(s) shall be lower than the existing night time background level (23.00 to 06.00) by at least 5 dB. The noise levels shall be determined at the nearest noise-sensitive premises. The measurements and assessment shall be made according to BS4142:1990.

Reason: To ensure noise levels do not adversely affect nearest noise sensitive premises/residents.

9 U08633

No development shall take place until details of a suitable and sufficient grease trap within the foul drainage system have been submitted to and approved in writing by the local planning authority. The approved grease trap shall be provided in accordance with the approved details prior to the commencement of the beneficial use of the kitchen hereby permitted and retained in perpetuity.

Reason: In order to ensure satisfactory drainage from the development.

10 U08634

No amplified sound shall be produced within the premises unless the prior written consent of the local planning authority has been gained to a scheme of physical management noise attenuation controls and the approved scheme has been completed. The approved controls shall be retained in perpetuity.

Reason: In the interests of the amenity of the occupiers of neighbouring residential properties.

11 U08635

The club room hereby permitted shall not be beneficially occupied until details for the disposal of waste from the premises have been submitted to and agreed in writing by the local planning authority. The building shall be used in accordance with the approved details.

Reason: In the interests of local amenity.

12 BUS06 No External Lighting

Notwithstanding the Town and Country Planning Act 1990 or the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent re-enacting Acts or Orders) no floodlighting or any other form of external lighting shall be provided on the site.

Reason: To safeguard the living conditions of nearby residents.

13 BOU01 Boundary treatment to be agreed (gen)

The development shall not be commenced until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of safeguarding the character and appearance of the area and living conditions of adjacent occupiers.

14 U08636

No development shall take place until details of all hardsurfacing to be carried out have been submitted to and approved in writing by the local planning authority. The details submitted shall include the location and surfacing material to be used. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the area.

15 LAN02 landscaping, full, details not submitted

Prior to the commencement of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

16 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: GB1, GB2, CP1, T2, CP2, GB23, C5 the National Planning Policy Framework 2012 and NPPG 2014.

2 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal

permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF21

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

4 U02110

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood. CM13 3HD.

5 U02111

It is recommended that the services of a qualified acoustics engineer are engaged in order that an inspection/report can be submitted to comply with the requirements of condition 8 above.

BACKGROUND DOCUMENTS

DECIDED: