

LOCATION: KROONER PARK AND LAND AT CRABTREE PARK,
WILTON ROAD, CAMBERLEY, GU15 2QW

PROPOSAL: Creation of a Football Centre, to include 1 full size artificial
grass pitch, 7 artificial 5-a-side pitches with associated
clubhouse, changing rooms and spectator seating.

TYPE: Full Planning Application

APPLICANT: Mr Ronnie Wilson
Pace Soccer Centres Limited

OFFICER: Paul Sherman

1.0 SUMMARY

- 1.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with associated clubhouse, spectator seating, floodlighting and car parking. The existing Krooner Park site would be cleared with the main pitch reoriented to run north-south adjacent to the boundary with Krooner Road. The proposed clubhouse would be located to the west of the main pitch and would be broadly central to the site, the building would be two-storey and would include changing rooms as well as bar and hospitality facilities. The 5-a-side pitches would be located to the north and the west of the clubhouse.
- 1.2 Vehicle access to the development would be from Wilton Road while the existing access to Krooner Road would be retained as an emergency access only. There would be a total of 101 car parking with the majority of these located on the area of the site which currently forms part of Crabtree Park.
- 1.3 There is no objection to the principle of the proposal and the development would respect the character and the appearance of the area. The development would not give rise to an unacceptable impact on the amenities enjoyed by the occupants of the surrounding properties, would provide a sufficient level of car parking and would not impact on highway safety or highway capacity. The development would not harm the biodiversity value of the site, would not increase risks from flooding or from contamination and would not impact on local infrastructure provision.
- 1.4 It is therefore considered that subject to the completion of a suitable planning obligation to secure a financial contribution for environmental improvements to Crabtree Park and a contribution to improving the local cycle network, planning permission should be granted subject to conditions.

2.0 RECOMMENDATION

Recommendation 1:

To Defer and Delegate, that and subject to the completion of a suitable obligation to secure the following:

- a financial contribution of £20,000 towards environmental improvements to Crabtree Park
- a financial contribution of £27,000 towards the implementation of shared cycleway/footway on Frimley Road

The Executive Head - Regulatory to be authorised to APPROVE the application subject to the following conditions:

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. No development shall take place until details of the surface materials for the roads, car parking areas, paths and pitches shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the agreed surfacing materials shall be used in the construction of the development.

Reason: To safeguard the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The development hereby approved shall be undertaken in accordance with the submitted "Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement" dated April 2013 including the provision tree and ground protection in accordance with the approved details. No development shall be undertaken until the tree and ground protection has been agreed on site with the Arboricultural Officer and the applicants Arboricultural Consultant has attended a pre-commencement site meeting.

Reason: To preserve and enhance the visual amenities of the locality and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development. The scheme shall also include a management and maintenance plan to cover the first 5 year period of the development. Any trees or plants removed or becoming dead or diseased within 5 years of planting shall be replaced by specimens of a similar species and size as those to be removed.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, paths, pitches and bunds in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. Prior to the commencement of development full details of the proposed acoustic barrier adjacent to Krooner Road shall be submitted to and approved in writing by the Local Planning Authority. This shall be informed by a detailed noise assessment to identify the required height of the barrier and the details to be provided shall include the construction and sections of any bund or fencing. Once approved the barrier shall be constructed in accordance with the approved details prior to the first use of the approved pitches and shall be maintained on site at all times the site is in use.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. No development shall take place until a scheme has been submitted to and agreed in writing with the Local Planning Authority, in consultation with Surrey Wildlife Trust, to mitigate the impact of the development on Badgers. The scheme shall be informed by further survey work to be undertaken between the date of the grant of permission and the submission of the mitigation scheme and the results of this survey work shall be included with the mitigation scheme submitted. Once agreed the mitigation shall be undertaken in accordance with the approved details prior to the first occupation of the development or other period as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not impact on the badger population in the area and to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority to secure a minimum of 10% of the energy requirement of the approved development through onsite renewable or low carbon sources. Once approved these measures shall be incorporated into the approved scheme and shall be made operational prior to the first occupation of the

development and thereafter maintained so that they deliver the required energy saving.

Reason: In the interests of promoting sustainable development and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. Prior to the commencement of development a scheme detailing the water efficiency measures to be included within the development shall be submitted to and approved in writing with the Local Planning Authority. Once approved the development shall be undertaken in accordance with the approved details.

Reason: In the interests of water efficiency and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The football pitches hereby approved shall only be used between the hours of 9:00 and 23:00 Monday to Sunday and shall only be illuminated when the pitches are in use. The flood lighting shall be switched off within 15 minutes of the final booking of each day.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

13. The main pitch hereby approved shall only be used for 11-a-side matches or for the training players associated with football clubs registered with the Football Association. The pitch shall not be subdivided to provide small sided games unless these form part of an organised training session of a registered club.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14. At any time that amplified live or recorded music is played in the clubhouse after 8pm the sliding doors in the north east elevation shall be kept closed and locked so that they may not be opened by visitors to building.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

15. No development shall take place until details of external lighting for the paths, roads and car parks are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

Reason: In the interests of residential and visual amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

16. The flood lighting hereby approved shall be completed and installed in accordance with the submitted details (Ref: Abacus Lighting Limited UKS87707) and shall thereafter be maintained throughout the lifetime of the development in accordance with the Institute of Lighting Engineers publication "Guidance Note for the

Reduction of Obstructive Light GN01 2005" or any document which supersedes this publication.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

17. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) as the site is potentially contaminated. It states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

18. No occupation or use of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Further site investigation is required and the site is adjacent to a landfill therefore if remediation is required, remediation works should be validated for the protection of controlled waters.

19. No infiltration of surface water drainage into the ground on any part of this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

21. Before the development is occupied the modified vehicular/pedestrian/cycle access to Wilton Road shall be designed/constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction between 0.6m and 2.0m above ground level.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

22. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans, Drawing Number 6521P-101, for car parking spaces, to include 4 disabled spaces, 2 mini bus spaces and a minimum 30 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

4. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Highway Service Group before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see:
www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding
6. The Match Day Strategy should be a short plan identifying how traffic and parking will be managed when there is a match with high attendance, in order to avoid unnecessary blocking of Wilton road and uncontrolled parking. The plan should include traffic marshalling, provision for drop offs.

Recommendation 2:

In the event that a satisfactory obligation has not been completed by the 24th December 2013, the Executive Head - Regulatory be authorised to REFUSE the application for the following reasons:

1. In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.
2. In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.

3.0 BACKGROUND PAPERS

- 3.1 Consultation responses and representations.

4.0 SITE DESCRIPTION

- 4.1 The application site extends to approximately 1.8ha; it comprises an area of land, known as Krooner Park also includes a small proportion of the adjoining Crabtree Park. Krooner Park is located at the western end of Krooner Road and comprises a floodlit grass football pitch with associated clubhouse, stands and ancillary buildings and is the current home ground of Camberley Town Football Club. Other than the playing surface the site is largely hard surfaced, the site is relatively level and includes few landscape features with the exception a row of trees which mark the boundary with Crabtree Park.

23. No development shall start until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management).
- (e) provision of boundary hoarding behind any visibility zones
- (f) no on site burning
- (g) provision of wheel washing facilities

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

24. Prior to the commencement of the development the applicant shall submit for the written approval of the Local Planning Authority a Travel Plan Statement to include a Match Day Access Strategy in accordance with the aims and objectives of National Planning Policy Framework (2012) and the Surrey County Council Travel Plans Good Practice Guide. The Match Day Access Strategy shall aim to minimise disruption of match days and shall include a mechanism to include where necessary the provision of Traffic Management measures and Marshalling of traffic. The applicant shall implement the approved Travel Plan Statement and Match Day Access Strategy upon occupation and thereafter shall maintain, develop and operate the travel plan statement and match day access strategy to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

25. The proposed development shall be built in accordance with the following approved plans: 6521-A-OS, 6521-P-01, 6521-P-02, 6521 P-100 and 6521-P-101, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and as advised in CLG Guidance on "Greater Flexibility for Planning Permissions" (2009).

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Advertisement consent required DF3

- 4.2 Crabtree Park is located to the north of Crabtree Road and comprises a former landfill site which has been capped and landscaped to provide an area of informal open space for public recreation. The site is largely laid to grass but includes some significant areas of woodland, most notably in the north of the site adjacent to Krooner Park. It also includes a number of footpaths through the site which provide linkages from Crabtree Road to Wilton Road as well as to a footbridge over the railway to the west. The application site includes approximately 0.3ha of Crabtree Park adjacent to Krooner Park and this area is currently woodland.
- 4.3 The site is located within an area which contains a number of different land uses. To the south the site is bounded by Crabtree Park beyond which there are a number of residential properties and a community building used as a Girl Guide Centre. To the east the site adjoins residential properties on Krooner Road as well as a number of commercial buildings located on the Wilton Road; the site also shares common boundaries with Camberley Indoor Bowls Club and the Wilton Road Civic Amenity Site. To the north the site adjoins the commercial properties Bridge Road while to the west the site is bounded by the railway line which separates the site from the commercial development at Watchmoor Park. The site includes vehicle access from Krooner Road although this is not currently used and the site is currently accessed from Wilton Road.

5.0 RELEVANT HISTORY

- 5.1 SU/2010/0823 Creation of a new Football Centre to include 1 full-size pitch with spectator seating, 5 grass mini- pitches, 10 artificial 5-a-side pitches and 1 artificial intermediate-size pitch, the erection of a clubhouse to include changing rooms, meeting rooms, bar/cafe and a fitness suite and the creation of a new car park accessed from Wilton Road, with associated landscaping and remedial works.

Withdrawn prior to determination (09/02/2011)

6.0 THE PROPOSAL

- 6.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with associated clubhouse, spectator seating, floodlighting and car parking. Access to the site would be from Wilton Road.
- 6.2 The existing Krooner Park site would be cleared with the main pitch reoriented to run north-south adjacent to the boundary with Krooner Road. This pitch would be enclosed by 1 metre high post and rail fencing and would benefit from five 8 metre high flood lights to illuminate the pitch and spectator small stands on each side line. The proposed clubhouse would be located to the west of the main pitch and would be broadly central to the site, the building would be two-storey and would include changing rooms as well as bar and hospitality facilities. The 5-a-side pitches would be located to the north and the west of the clubhouse; these would be enclosed by 3 metre high metal mesh fencing and would be illuminated by 6 metre high flood lighting.
- 6.3 Vehicle access to the development would be from Wilton Road while the existing access to Krooner Road would be retained as an emergency access only. There would be a total of 101 car parking with the majority of these located on the area of the site which currently forms part of Crabtree Park. This parking area would be level with the surface of Crabtree Park and would therefore be elevated above the Krooner Park site.
- 6.4 The application follows an earlier scheme which was withdrawn by the applicant. The current proposal is a much reduced scheme which seeks to use far less of the land within Crabtree Park, includes less pitches and a smaller clubhouse building.

7.0 CONSULTATION RESPONSES

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| 7.1 | Planning Policy Manager | No objection in principle however the development would result in a small reduction in the area of Crabtree Park and this will need to be weighed against the benefits of the scheme. Need to consider that whether the development is commensurate with the scale of the site. |
| 7.2 | Environmental Health | Noise – Has considered the Acoustic Report provided and broadly supports its conclusions. Advises that subject to conditions to secure noise mitigation measures the proposed development would not increase the noise such as to impact on residential amenity.

Lighting – based on the information provided the lighting proposed would not generate any significant adverse impact on the adjoining residential properties and would represent an improvement over the prevailing situation

Land Contamination - The proposal is to add material and no excavation is proposed to Crabtree Park. No objection on land contamination grounds subject to conditions. |
| 7.3 | Arboricultural Officer | Development requires loss of groups of individually small trees as well as some larger oak trees of individual merit. The loss of the trees can be mitigated by replacement planting and environmental improvements to Crabtree Park. |
| 7.4 | County Highway Authority | No objection to the proposed development on highway safety, policy or capacity grounds subject to conditions and a financial contribution towards highway improvements. |
| 7.5 | Environment Agency | No objection on flooding or land contamination grounds subject to conditions. |
| 7.6 | Surrey Wildlife Trust | No comments received at the time of the preparation of this report, any comments received will be provided to the committee by way of a written update. |
| 7.7 | Sport England | No objection to the development, would improve facilities and AGP pitches are supported by local and national football associations. |

8.0 REPRESENTATION

- 8.1 At the time of preparation of this report a total of 644 representations had been received. These are broken down as follows:
- 8.2 There have been 435 representations objecting to the proposed development which raise the following planning issues:
- Out of character with area
 - Loss of open space / reduced access to open space
 - Loss of trees
 - Impact on wildlife / habitat
 - Land contamination

- Impact on highway safety
- Insufficient on-site parking
- Insufficient highway capacity
- Impact on residential amenity
- Noise / light pollution
- Risk of flooding

8.3 There have been 209 representations supporting the proposed development which raise the following issues:

- Improved football facilities in area
- Better facilities for young people
- Promote active / health lifestyles

8.4 It is acknowledged that a significant number of representations have been received from outside the immediate vicinity of the site however the location of those making representations is not a reason to discount any legitimate planning issues they may raise. It should also be noted that the numbers of representations, either in support or against the proposal, is not a reason in itself to grant or withhold planning permission.

9.0 PLANNING CONSIDERATION

9.1 The application site is located within the settlement area as identified by the proposals map and both Krooner Park and Crabtree Park are designated as Green Spaces. As such policies CP2, CP11, CP12, CP14, DM9, DM10, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The national planning policy contained in the National Planning Policy Framework is also a material consideration.

9.2 The main issues to be addressed in the determination of this application are:

- The principle of the development and its impact on the designated Green Spaces;
- The impact of the development on the character of the area;
- The impact of the development on residential amenities;
- The level of parking and the impact of the development on highway safety;
- The impact of the development on nature conservation and protected species;
- The impact of the development on the risk of flooding and drainage infrastructure, and
- The risk of contamination arising from the proposed development

9.3 The principle of the development and its impact on the designated Green Spaces

9.3.1 The application site is located within the urban area however both parts of the site, namely Krooner Park and Crabtree Park, are identified as Green Spaces within the Settlement Area. Krooner Park is identified solely for its recreational value while Crabtree Park is designated for its visual amenity and its recreational value. Policy DM15 states that Green Spaces will be protected by restricting development to appropriate informal recreation uses or formal recreation facilities that are of a scale commensurate with the size of the space.

- 9.3.2 The application seeks to create a football centre which includes the creation of a full size artificial grass pitch and seven 5-a-side pitches with associated facilities on the Krooner Park site. Given that the Krooner Park site is designated for its formal recreational use which would effectively be retained and enhanced by the proposal it is considered that no objection should be raised to the principle of redeveloping the site with new pitches, even though the surfaces would be artificial. The development however also includes the provision of a parking area on the Crabtree Park site to serve the new football centre; the level of development proposed for the Krooner Park site means that this parking cannot be provided on this part of the site. This site is designated for its visual amenity and recreational value and accordingly the impact on the function of Crabtree Park due to the loss of this part of the site should also be considered.
- 9.3.3 The total area of Crabtree Park required to deliver the proposal is approximately 0.3ha; this area is currently woodland and includes one of the informal paths which circle the park. Much of this area is however steeply sloping and is not practicably useable. The development would see this area levelled by the infilling the bank behind a retaining wall and this area would then provide two rows of parking delivering some 91 car parking spaces. A bund and tree planting would be provided between the parking area and the remainder of the park.
- 9.3.4 It is considered that the area of Crabtree Park to be lost is relatively limited and it is not considered that the loss of this small area would have a significant adverse impact on the function of the park. The development of part of this woodland area may have some impact on the visual amenity value of the park as the depth of this area of woodland would be reduced. It is however considered that the harm arising from the development on Crabtree Park would be outweighed by the improved recreation facilities on Krooner Park. However in the event that planning permission is granted, a financial contribution should be secured from the developer to deliver environmental improvements to the remainder of the Crabtree Park site to mitigate the impact on the visual amenity value of the park and to improve the opportunities within the park for informal recreation.
- 9.3.5 Having regard to the above it is considered that subject to appropriate conditions and a contribution towards environmental improvements to remainder of Crabtree Park, the development would meet the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 and no objection should be raised to the principle of the development.

9.4 The impact of the development on the character of the area

- 9.4.1 The application site is located within an area of mixed character which includes industrial and commercial properties, recreation facilities, residential properties and informal public open spaces. The main entrance to the site would be from Wilton Road and it is from this area that the development would most readily be visible. The development would replace the existing pitch and associated building with a more modern facility. From the street, only the 5-a-side pitches and car parking would be visible with limited views of the proposed clubhouse. It is not considered that the development would materially harm the character or the appearance of the Wilton Road industrial area and has the potential to improve the appearance and quality of the existing site.
- 9.4.2 The site also bounds Krooner Road and an emergence access is to be retained in this location. Krooner Road is residential with the boundary with the football club currently marked by a chain link fence and a higher netting fence behind. The development would reposition the main pitch to bring this closer to the Krooner Road boundary however the development would also include the provision of an acoustic barrier comprised of a landscaped bund supporting an acoustic fence. The presence of this bund will obscure most of the views into the site and subject to appropriate landscaping would provide a soft edge to this boundary. The development would therefore not materially impact on the character of Krooner Road and a suitably landscaped bund has the potential to improve the appearance of what is currently somewhat unattractive boundary fencing.

9.4.3 To the south-west the site adjoins Crabtree Park which is a large informal public green space which includes a mixture of grassland and wooded areas. The application includes the provision of car parking in part of the wooded area adjacent to the northern boundary of the site however a significant volume of trees would be retained and this would help to hide the presence of the parking. Subject to suitable conditions and a financial contribution towards environmental improvements to the park it is considered that the development could be accommodated without significant harm to the character or the appearance of the area when viewed from Crabtree Park.

9.4.4 Having regard to all of the above it is considered that the development proposed would not be detrimental to the character or the appearance of the area in which it is located and as such it is considered that the development would comply with the relevant objectives of Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9.5 The impact of the development on residential amenities

9.5.1 The application site adjoins residential properties on Krooner Road and while these properties currently adjoin the football club the proposed development seeks to reposition the main pitch to be closer to these properties and is likely to increase the intensity of the use of this site. The proposal therefore has the potential to impact on the amenities of these properties by virtue of increased noise, disturbance and light spill.

9.5.2 The pitch closest to these properties would be the full sized pitch; this pitch does not include rebound boards and as such is likely to generate less noise than the smaller 5-a-side pitches. Noise from this pitch is likely to be generated from players shouting, whistles and crowd noise when used by Camberley Town Football Club. The application includes the provision of an acoustic barrier adjacent to these properties to shield them from noise generated by the proposed pitch and the Council's Environmental Health Officer has advised that the bund is sufficient to ensure that the development would not give rise to unacceptable noise or disturbance to these properties and could offer a benefit to the prevailing situation which is not mitigated. The light spill information provided also demonstrates that the light from the floodlights can be contained in the site without a significant detrimental impact on these properties. It is therefore considered that the development would not impact on the amenities enjoyed by the occupants of these properties by virtue of noise or light spill. It is however considered that a condition should be included to ensure that the main pitch is not subdivided to be used more intensively than is currently proposed which could have a greater impact on amenities. A suitable condition is set out above.

9.5.3 In order to mitigate the impact from noise, an acoustic barrier is proposed for this boundary and this should comprise a landscaped bund topped with an acoustic fence. This acoustic barrier is shown to have a total height of 5.5m and would be visible from the properties adjoining the site. This would however be set off the boundary with the residential properties and would not reach its full height until some 6m from the boundary with these properties. It is therefore considered that, subject to suitable landscaping, the barrier would not be overbearing and would not materially impact on the sun or day light the occupants of these properties currently enjoy. Furthermore, the information provided by the applicant, and agreed by the Council's Environmental Health Officer, states that a barrier of less than 5.5 metres would also be acceptable to mitigate the noise from the development. It is therefore recommended that a condition should be included to secure full details of the acoustic barrier to ensure that the barrier is as low as possible to deliver the required mitigation. A suitable condition is set out above.

9.5.4 Crabtree Road is located to the south of the site and includes properties which front the park across the highway and there are also properties on the north side of the road which back onto the allotments. These properties would be a significant distance from the development proposed and would not be materially impacted by the light or noise from these sources. Furthermore it is not considered that the proposed clubhouse would generate any harm to residential amenity and the noise would be contained within the building envelop. People leaving the site in the evenings are most likely to use Wilton

Road which is not a residential area.

- 9.5.5 Having regard to the above it is considered that the development would not impact on the residential amenities enjoyed by the occupants of the surrounding properties and as such the proposal is considered to comply with the relevant sections of Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9.6 The level of parking and the impact of the development on highway safety

- 9.6.1 The application site currently benefits from vehicle access from Krooner Road and Wilton Road both of which lead into the Krooner Park site. The proposed development would be accessed from Wilton Road although the access from Krooner Road would be retained for emergency access. The main access to the site will remain in broadly the location of the existing access and this will serve the main part of the site and give access to a small parking area. A new access is also proposed from Wilton Road leading up to a parking area on the part of the site which falls within Crabtree Park. The County Highway Authority has considered the proposed access arrangements and has advised that the accesses are suitable and would not give rise to conditions prejudicial to highway safety.

- 9.6.2 The County Highway Authority has also considered the impact of the development on the local highway network by virtue of the increases of trips to the site. This assessment has been made on a worst case scenario that all pitches would be in full occupation during a match by Camberley Town Football Club. This demonstrates that there would be less than 5.5% increase in PM peak hour vehicle movements. The impact of the increase in movements has been considered for the London Road / Frimley road, Wilton Road / Frimley Road / Park Road, and Crabtree Road / Frimley Road junctions. The County Highway Authority concludes that the development would have no significant impact on these junctions with the exception of the roundabout junction at Wilton Road where the impact would be minor and would only occur on match days in the PM peak period. The County Highway Authority advise that the impact is so minor as to not warrant mitigation and they therefore raise no objection to the development on highway capacity grounds. They do however seek a financial contribution towards the implementation of a cycleway designed to reduce movements by car and recommended conditions to encourage suitable methods of travel.

- 9.6.3 The application includes the provision of a total of 101 car parking spaces to serve the development and this is more than sufficient to meet the theoretical capacity of the pitches even in the event that all participants were to drive to the site individually which is considered unlikely. Parking is likely to come under greater strain at change over times and on days when Camberley Town Football Club play matches however the level of parking is considered sufficient to meet the demand for the development. It is also noted that a public car park is available in walking distance of the development and that the parking areas and development can also be managed to reduce peak demand through measures such as staggering change over times and promoting suitable travel choices.

It is therefore considered that the development would provide a suitable level of parking and would not impact on highway safety and would not result in unacceptable impacts on the highway network. For these reasons, subject to the conditions and a planning obligation to secure contributions to the cycleway, it is considered that the development meets the relevant objectives of Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9.7 The impact of the development on nature conservation and protected species

- 9.7.1 The larger part of the application site currently forms Krooner Park. With the exception of the grassed pitch the site is mostly laid to hard surfacing and the buildings within the site are not likely to be suitable for roosting bats. The site has a low biodiversity value and it is not considered that the proposed development of this site would have any material impact on protected species or nature conservation objectives.
- 9.7.2 The application site also includes a small section of Crabtree Park which has a higher biodiversity value. The consultation response from Surrey Wildlife Trust has not been

received at the time of the preparation of this report however representations have been received which raise concern with the validity of the Badger Survey. Following these representations the applicant has agreed to undertake a further scheme of surveying prior to the commencement of any development on site and to use the results of these surveys to prepare a detailed scheme of mitigation. Subject to the comments of Surrey Wildlife Trust, it is considered that this approach is reasonable and accordingly no objection should be raised to the proposal on these grounds and a suitable condition is set out above. Any further comments in respect of biodiversity will be reported as an update to the committee.

9.7.3 While the development is not in close proximity to the Thames Basin Heaths Special Protection Area the loss of informal recreation spaces and dog walking opportunities has the potential to increase the recreation pressures on the protected site due to the displacement of activity. In this instance however it is considered that the loss of open space from Crabtree Park would, subject to the scheme of environmental improvements, not significantly harm the function of the park such as to displace activity to the TBHSPA. Accordingly the development would not have a like significant adverse impact on the protected site and therefore an Appropriate Assessment is not required.

9.7.4 Having regard to the above, and subject to the comments of Surrey Wildlife Trust, it is considered that the development would not adversely impact on the biodiversity value of the site and as such the development is considered to comply with the objectives of Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9.8 The impact of the development on the risk of flooding

9.8.1 The application site is located within Flood Zone 1 as identified by the Environment Agency and as such is at low risk of flooding from rivers and waterways. The applicant has provided a Flood Risk Assessment which concludes that the development would not materially increase the risk of flooding to adjoining properties and the Environment Agency has raised no objection to the development on flood risk grounds. Subject to a condition to secure full details of the surface and foul water drainage the development would not put adjoining properties at risk of flooding and would meet the objectives of Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012. A suitable condition is set out above.

9.9 The risk of contamination arising from the proposed development

9.9.1 The application site includes a small section of Crabtree Park which is known to be a former landfill site and as such is at high risk of contamination; there is also a risk that landfill gas may be present in this part of the site. The development includes no excavation or intrusion of the area of the site which is former landfill and instead seeks to further cover and this area with inert materials to provide the proposed parking area. The Environment Agency and the Council Environmental Health Officer have considered the development and have both advised that the development would not result in an undue risk of contaminants entering the environment and have recommended conditions to control the management of risk during the construction process. Accordingly no objection should be raised to the development on these grounds.

9.10 The impact of the development on Local Infrastructure

9.10.1 In October 2011 the Council adopted the Developer Contributions SPD and financial contributions are now required for any development providing new dwellings or commercial floorspace. While the proposed development includes commercial floorspace the development proposed does not fit into any of the categories of development in the SPD by which to make a calculation for infrastructure contributions. In this instance therefore contributions have been assessed on an individual basis and a contribution of £27,000 towards highway infrastructure and £20,000 towards environmental improvements are required. There are no other significant infrastructure impacts and therefore subject to the completion of a planning obligation to secure these contributions no objection should be raised to the development on these grounds.

9.11 Other Issues

- 9.11.1 The proposed development is likely to have a high demand for both energy and water and Policy CP2 requires developments to be sustainable in terms of the energy use and the use of water. The application does not include specific details of the use of renewable or low carbon energy sources or details of any water efficiency measures to be incorporated within the development. It is therefore considered that a condition should be included to ensure that suitable sustainability measures are included within the development and a suitable condition is included above. Subject to the imposition of this condition the development would meet the objectives of Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10.0 CONCLUSION

- 10.1 There is no objection to the principle of the proposal and the development would respect the character and the appearance of the area. The development would not give rise to an unacceptable impact on the amenities enjoyed by the occupants of the surrounding properties, would provide a sufficient level of car parking and would not impact on highway safety or highway capacity. The development would not harm the biodiversity value of the site, would not increase risks from flooding or from contamination and would not impact on local infrastructure provision.
- 10.2 It is therefore considered that subject to the completion of a suitable planning obligation to secure a financial contribution for environmental improvements to Crabtree Park and a contribution to improving the local cycle network, planning permission should be granted.
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MINUTE LIST OF COMMITTEE
16 December 2013

APP. NO	WARD	LOCATION & PROPOSAL	TYPE	DECISION
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2013/0709	WAT	KROONER PARK AND LAND AT CRABTREE PARK, WILTON ROAD, CAMBERLEY, GU15 2QW	<u>FFU</u>	RA
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PGS
Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

ACTION

REFUSED (MEMBER OVERTURN)

Reasons for refusal to be agreed by Chair and Vice Chair.

LOCATION: KROONER PARK AND LAND AT CRABTREE PARK,
WILTON ROAD, CAMBERLEY, GU15 2QW

PROPOSAL: Creation of a Football Centre, to include 1 full size artificial
grass pitch, 7 artificial 5-a-side pitches with associated
clubhouse, changing rooms and spectator seating.

TYPE: Full Planning Application

APPLICANT: Mr Ronnie Wilson
Pace Soccer Centres Limited

OFFICER: Paul Sherman

RECOMMENDATION: Defer and Delegate for legal agreement then GRANT subject to conditions.

1.0 SUMMARY

- 1.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with associated clubhouse, spectator seating, floodlighting and car parking. The current proposal is similar in most respects to application SU/2013/0709 which was previously refused by the Council. However, no objection was previously raised to the principle of the proposal, its impact on the amenities enjoyed by the occupants of the surrounding properties, the level of car parking or highway safety. The development was also considered not to harm the biodiversity value of the site and not to increase risks from flooding. The primary consideration in determining this application is therefore whether the current application overcomes the previous reasons for refusal which related to the risk of contamination arising from the development and the impact of the development on the visual amenity value of Crabtree Park.
- 1.2 The report concludes that the additional information provided by the applicant clearly demonstrates that the development would not give rise to an unacceptable risk from contamination and that the development would not impact on the visual amenity value of Crabtree Park. Moreover the development offers the opportunity to further supplement the existing landfill cap in this location. This would reduce the risk of contaminants escaping from the site. The proposal would also deliver environmental improvements to Crabtree Park to the benefit of the existing park users.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to approximately 1.8ha; it comprises an area of land, known as Krooner Park also includes a small proportion of the adjoining Crabtree Park. Krooner Park is located at the western end of Krooner Road and comprises a floodlit grass football pitch with associated clubhouse, stands and ancillary buildings and is the current home ground of Camberley Town Football Club. Other than the playing surface the site is largely hard surfaced, the site is relatively level and includes few landscape features with the exception a row of trees which mark the boundary with Crabtree Park.
- 2.2 Crabtree Park is located to the north of Crabtree Road and comprises a former landfill site which has been capped and landscaped to provide an area of informal open space for public recreation. The site is largely laid to grass but includes some significant areas of woodland, most notably in the north of the site adjacent to Krooner Park. It also includes a number of footpaths through the site which provide linkages from Crabtree Road to Wilton Road as well as to a footbridge over the railway to the west. The application site includes

approximately 0.3ha of Crabtree Park adjacent to Krooner Park and this area is currently woodland.

- 2.3 The site is located within an area which contains a number of different land uses. To the south the site is bounded by Crabtree Park beyond which there are a number of residential properties and a community building used as a Girl Guide Centre. To the east the site adjoins residential properties on Krooner Road as well as a number of commercial buildings located on the Wilton Road; the site also shares common boundaries with Camberley Indoor Bowls Club and the Wilton Road Civic Amenity Site. To the north the site adjoins the commercial properties Bridge Road while to the west the site is bounded by the railway line which separates the site from the commercial development at Watchmoor Park. The site includes vehicle access from Krooner Road although this is not currently used and the site is currently accessed from Wilton Road.

3.0 RELEVANT HISTORY

- 3.1 SU/2010/0823 Creation of a new Football Centre to include 1 full-size pitch with spectator seating, 5 grass mini- pitches, 10 artificial 5-a-side pitches and 1 artificial intermediate-size pitch, the erection of a clubhouse to include changing rooms, meeting rooms, bar/cafe and a fitness suite and the creation of a new car park accessed from Wilton Road, with associated landscaping and remedial works.

Withdrawn prior to determination (09/02/2011)

- 3.2 SU/2013/0709 Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

This was reported to the Planning Applications Committee on 16/12/2013 with an officer recommendation for approval, however, the Committee refused the application for the following reasons:

- 1. It has not been satisfactorily demonstrated that the development proposed, in particular the creation of the car park and access ramp and the associated tree removal and engineering operations, could be undertaken without breaking the cap of the former landfill site and without resulting in an unacceptable risk of contaminants escaping from the site to local receptors. As such the proposal is contrary to the objectives of paragraphs 120 and 121 of the National Planning Policy Framework.*
- 2. The development proposed, by virtue of the loss of trees and the creation of the formal parking area, would have a detrimental impact on the visual amenity value of Crabtree Park which is a designated Green Space. As such the proposal is contrary to the objectives of Policy DM9 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 and conflicts with the objectives of the Surrey Heath Core Strategy and Development Management Policies 2012.*

4.0 THE PROPOSAL

- 4.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with a new clubhouse, spectator seating, floodlighting and car parking. Access to the site would be from Wilton Road.
- 4.2 The existing Krooner Park site would be cleared with the main pitch reoriented to run

north-south adjacent to the boundary with Krooner Road. This pitch would be enclosed by 1 metre high post and rail fencing and would benefit from five 8 metre high flood lights to illuminate the pitch and spectator small stands on each side line. The proposed clubhouse would be located to the west of the main pitch and would be broadly central to the site, the building would be two-storey and would include changing rooms as well as bar and hospitality facilities. The 5-a-side pitches would be located to the north and the west of the clubhouse; these would be enclosed by 3 metre high metal mesh fencing and would be illuminated by 6 metre high flood lighting.

- 4.3 Vehicle access to the development would be from Wilton Road while the existing access to Krooner Road would be retained as an emergency access only. There would be a total of 101 car parking with the majority of these located on the area of the site which currently forms part of Crabtree Park. This parking area would be level with the surface of Crabtree Park and would therefore be elevated above the Krooner Park site.
- 4.4 The application is similar to application SU/2013/0709 which was recently refused. The main changes to the proposal involve a reduction in the area of Crabtree Park to be included in the application site and changes to the design of the car park intended to give a softer edge to the Crabtree Park boundary. Changes to the car park access ramp have also been made to ensure that the development would not cut into the landfill and further technical information has been submitted in respect of the method of the construction of the car parking area. The applicant has also provided Visual Amenity Report which details how the proposal could deliver environment improvements to Crabtree Park.

5.0 CONSULTATION RESPONSES

- 5.1 Environmental Health Noise – has considered the Acoustic Report provided and broadly supports its conclusions. Advises that subject to conditions to secure noise mitigation measures the proposed development would not increase the noise such as to impact on residential amenity.
- Lighting – based on the information provided the lighting proposed would not generate any significant adverse impact on the adjoining residential properties and would represent an improvement over the prevailing situation.
- Land Contamination - the proposal is to add material and no excavation is proposed to Crabtree Park. No objection on land contamination grounds subject to conditions.
- 5.2 Arboricultural Officer Development requires some loss of small groups of trees as well as some larger oak trees of individual merit. The loss of the trees can be mitigated by replacement planting and environmental improvements to Crabtree Park.
- 5.3 County Highway Authority No objection to the proposed development on highway safety, policy or capacity grounds subject to conditions and a financial contribution towards highway improvements.
- 5.4 Environment Agency No objection on flooding or land contamination grounds subject to conditions.
- 5.5 Surrey Wildlife Trust No comments received at the time of the preparation of this report, any comments received will be provided to the committee by way of a written update. No objection was raised to previous scheme, however conditions were recommended.
- 5.6 Sport England No objection to the development, would improve facilities and AGP

pitches are supported by local and national football associations.

6.0 REPRESENTATION

6.1 At the time of preparation of this report 295 representations have been received and of these:

129 object to the proposed development and raise the following planning issues:

- Loss of open space / reduced access to open space
- Impact on park
- Out of character with surrounding area
- Loss of trees
- Land contamination
- Overbearing impact from fencing / bund
- Impact on wildlife / habitat
- Impact on highway safety
- Insufficient on-site parking
- Risk of flooding
- Insufficient highway capacity
- Impact on residential amenity
- Noise / light pollution

6.3 166 support the proposed development for the following reasons:

- Improved football facilities for whole borough
- Better facilities for young people
- Promote active / health lifestyles
- Support future of football club

6.4 While a significant number of representations have been received in respect of this application it should also be noted that the number of representations, either in support or against the proposal, is not a reason in itself to grant or withhold planning permission.

7.0 PLANNING CONSIDERATION

7.1 The application site is located within the settlement area as identified by the proposals map and both Krooner Park and Crabtree Park are designated as Green Spaces. As such policies CP2, CP11, CP12, CP14, DM9, DM10, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The national planning policy contained in the National Planning Policy Framework (NPPF) is also a material consideration as is the Planning Practice Guidance (PPG).

7.2 The application is similar in many respects to application SU/2013/0709 and given the short period of time since the determination of that application this decision is a material

consideration. The decision cites two reasons for refusal which relate to the risk of contamination arising from the construction of the car park and the impact of the car parking area on the visual amenity value of the park. No other reasons for refusal are given and having regard to the nature of the changes to the scheme it would not be reasonable to reconsider these issues unless there has been a material change in circumstances such as a significant change in planning policy or significant change in the site or its surroundings.

7.3 Officers do not consider that there has been any change in circumstance since the determination of the previous application and therefore those issues which were previously considered to be acceptable by the Committee such as those surrounding residential amenities, the level of parking and the impact on highway safety, nature conservation objectives and drainage infrastructure should not be reassessed as part of this planning application. The previous committee report which considered these matters as appended to this report.

7.4 Having regard to all of the above it is considered that the material considerations to be addressed in the determination of this application are:

- The risk of contamination associated with the development; and,
- The impact of the development on the visual amenity value of Crabtree Park

7.5 The risk of contamination associated with the development

7.5.1 The application site includes a small section of Crabtree Park which is known to be a former landfill site and as such is at high risk of contamination; there is also a risk that landfill gas may be present in this part of the site. The applicant has confirmed that there will be no excavation or intrusion of the area of the site which is former landfill and instead seeks to further cover this area with inert materials to provide the proposed parking area.

7.5.2 Following the concerns previous expressed by the Council the applicant has undertaken further testing and modelling of this part of Crabtree Park. The application now includes load testing data for the landfill area and a detailed methodology for the construction of the car park. This report has been undertaken by suitably qualified Structural and Civil Engineers and when read with the previous ground investigation reports provides a detailed assessment of the contamination on the site and a methodology for undertaking the development. The Environment Agency and the Council Environmental Health Officer have considered the development and have both advised that the development would not result in an undue risk of contaminants entering the environment and have recommended conditions to further control the development of this area of the site.

7.5.3 The applicant has demonstrated that the development would not require any excavation or cutting into the landfill cap, the development would further enhance the existing cap and would reduce risk of future contamination. The applicant has also demonstrated that the landfill material and car park construction would be structurally sound and would not be likely to result in significant compaction of the landfill material. There is no evidence that the development would increase the risk of people or property being exposed to contamination and therefore no objection should be raised to the proposal on these grounds.

7.6 The impact of the development on the visual amenity value of Crabtree Park

7.6.1 The application site is located within an area of mixed character which includes industrial and commercial properties, recreation facilities, residential properties and informal public open spaces. The main entrance to the site would be from Wilton Road and it is from this area that the development would most readily be visible. The site also bounds Krooner Road and an emergency access is to be retained in this location. Krooner Road is residential with the boundary with the football club currently marked by a chain link fence and a higher netting fence behind. No objection was previously raised to the impact of the development on the character or the appearance of Wilton Road or Krooner Road.

7.6.2 The objection to the scheme previously raised by the Council related to the impact of the proposed car park and the resulting loss of trees on the visual amenity value of Crabtree

Park. The applicant has subsequently amended the scheme to remove the proposed bund which was to be located southwest of the car park which removes the requirement to remove trees from this area. The applicant is also now proposing a soft edge to the car park with those spaces which bound Crabtree Park to be set out on a grassed surfaced. The level of trees now to be removed to facilitate the development is minimal and the Council's Arboricultural Officer has advised that the visual amenity value of the trees to be removed could be mitigated by replacement planting within Crabtree Park and that the replacement of the existing poor quality trees with carefully planned replanting would enhance the visual amenity value of the park.

7.6.3 The applicant has also submitted a Visual Amenity Report which discusses the visual amenity impact of the development on Crabtree Park. This concludes that the alterations to the scheme significantly lessen the visual impact on the park and sets out a number of improvements to Crabtree Park which could further enhance its visual amenity value. This includes new copse planting, new signage, replacement trim-trail, replacement litter bins, as well as improvements to the paths and access arrangements. In order to cover the cost of this work the applicant has offered a financial contribution of £25,000 to be spent on environmental improvements to Crabtree Park.

7.6.4 The impact of the development on Crabtree Park in its revised form would be minimal and the proposed enhancements which could be delivered through the mitigation contribution would ensure that overall the impact of the development on the visual amenity value of the park would be positive. Therefore subject to the completion of a suitable planning obligation development complies with the relevant objectives of Policy DM9 and DM15 of the Core Strategy and Development Management Policies 2012.

7.7 Other Issues

7.7.1 Concern has been raised with respect to the presence of Japanese Knotweed on the site. It must however be noted that the planning system is not the mechanism by which to control invasive species and its presence or otherwise is not a material planning consideration.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

9.0 CONCLUSION

9.1 The additional information provided by the applicant clearly demonstrates that the development would not give rise to an unacceptable risk from contamination and that the development would not impact on the visual amenity value of Crabtree Park. Moreover the development offers the opportunity to further supplement the existing landfill cap in this location which would reduce the risk of contaminants escaping the site and the contribution to environmental improvements to Crabtree Park would offer for the delivery of a significant package of improvements to the park to the benefit of existing park users. The amended scheme therefore overcomes the reasons given for the refusal of the previous scheme.

10.0 RECOMMENDATION

Recommendation 1:

To Defer and Delegate, that and subject to the completion of a suitable obligation to secure the following:

- a financial contribution of £25,000 towards environmental improvements to Crabtree Park
- a financial contribution of £27,000 towards the implementation of shared cycleway / footway on Frimley Road

The Executive Head - Regulatory to be authorised to GRANT the application subject to the following conditions:

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. No development shall take place until details of the surface materials for the roads, car parking areas, paths and pitches shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the agreed surfacing materials shall be used in the construction of the development.

Reason: To safeguard the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The development hereby approved shall be undertaken in accordance with the submitted "Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement" dated April 2013 including the provision tree and ground protection in accordance with the approved details. No development shall be undertaken until the tree and ground protection has been agreed on site with the Arboricultural Officer and the applicants Arboricultural Consultant has attended a pre-commencement site meeting.

Reason: To preserve and enhance the visual amenities of the locality and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. No development shall take place until full details of both hard and soft landscaping

works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development. The scheme shall also include a management and maintenance plan to cover the first 5 year period of the development. Any trees or plants removed or becoming dead or diseased within 5 years of planting shall be replaced by specimens of a similar species and size as those to be removed.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, paths, pitches and bunds in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. Prior to the commencement of development full details of the proposed acoustic barrier adjacent to Krooner Road shall be submitted to and approved in writing by the Local Planning Authority. This shall be informed by a detailed noise assessment to identify the required height of the barrier and the details to be provided shall include the construction and sections of any bund or fencing. Once approved the barrier shall be constructed in accordance with the approved details prior to the first use of the approved pitches and shall be maintained on site at all times the site is in use.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. No development shall take place until a scheme has been submitted to and agreed in writing with the Local Planning Authority, in consultation with Surrey Wildlife Trust, to mitigate the impact of the development on Badgers. The scheme shall be informed by further survey work to be undertaken between the date of the grant of

permission and the submission of the mitigation scheme and the results of this survey work shall be included with the mitigation scheme submitted. Once agreed the mitigation shall be undertaken in accordance with the approved details prior to the first occupation of the development or other period as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not impact on the badger population in the area and to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority to secure a minimum of 10% of the energy requirement of the approved development through onsite renewable or low carbon sources. Once approved these measures shall be incorporated into the approved scheme and shall be made operational prior to the first occupation of the development and thereafter maintained so that they deliver the required energy saving.

Reason: In the interests of promoting sustainable development and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. Prior to the commencement of development a scheme detailing the water efficiency measures to be included within the development shall be submitted to and approved in writing with the Local Planning Authority. Once approved the development shall be undertaken in accordance with the approved details.

Reason: In the interests of water efficiency and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The 5-a-side football pitches hereby approved shall only be used between the hours of 9:00 and 23:00 Monday to Sunday and shall only be illuminated when the pitches are in use. The flood lighting shall be switched off within 15 minutes of the final booking of each day.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

13. The main pitch hereby approved shall only be used between the hours of 9am and 10pm Monday to Sunday. This pitch shall be used for 11-a-side matches or training of players however the pitch shall not be subdivided by way of rebound boards to provide small sided games.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14. At any time that amplified live or recorded music is played in the clubhouse after 8pm the sliding doors in the north east elevation shall be kept closed and locked so that they may not be opened by visitors to building.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

15. No development shall take place until details of external lighting for the paths,

roads and car parks are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

Reason: In the interests of residential and visual amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

16. The flood lighting hereby approved shall be completed and installed in accordance with the submitted details (Ref: Abacus Lighting Limited UKS87707) and shall thereafter be maintained throughout the lifetime of the development in accordance with the Institute of Lighting Engineers publication "Guidance Note for the Reduction of Obstructive Light GN01 2005" or any document which supersedes this publication.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

17. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) as the site is potentially contaminated. It states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by

unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

18. No occupation or use of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Further site investigation is required and the site is adjacent to a landfill therefore if remediation is required, remediation works should be validated for the protection of controlled waters.

19. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. The scheme shall include no infiltration of surface water drainage into the ground on any part of the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework and to accord with paragraph 109 of the National Planning Policy Framework (NPPF).

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

21. Before the development is occupied the modified vehicular/pedestrian/cycle access to Wilton Road shall be designed/constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any

obstruction between 0.6m and 2.0m above ground level.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

22. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans, Drawing Number 6521P-100 (Rev B), for car parking spaces, to include 4 disabled spaces, 2 mini bus spaces and a minimum 30 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

23. No development shall start until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management).
- (e) provision of boundary hoarding behind any visibility zones
- (f) no on site burning
- (g) provision of wheel washing facilities

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

24. Prior to the commencement of the development the applicant shall submit for the written approval of the Local Planning Authority a Travel Plan Statement to include a Match Day Access Strategy in accordance with the aims and objectives of National Planning Policy Framework (2012) and the Surrey County Council Travel Plans Good Practice Guide. The Match Day Access Strategy shall aim to minimise disruption of match days and shall include a mechanism to include where necessary the provision of Traffic Management measures and Marshalling of traffic. The applicant shall implement the approved Travel Plan Statement and Match Day Access Strategy upon occupation and thereafter shall maintain, develop and operate the travel plan statement and match day access strategy to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained

in the National Planning Policy Framework 2012.

25. The proposed development shall be built in accordance with the following approved plans: 6521 A OS, 6521V-102, 100(P03), 101(P03), 102(P04), 6521 P 01, 02, 6521P-100(B) and 6521 A 01(B) unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and as advised in CLG Guidance on "Greater Flexibility for Planning Permissions" (2009).

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Advertisement consent required DF3
4. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Highway Service Group before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see:
www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding
6. The Match Day Strategy should be a short plan identifying how traffic and parking will be managed when there is a match with high attendance, in order to avoid unnecessary blocking of Wilton road and uncontrolled parking. The plan should include traffic marshalling, provision for drop offs.

Recommendation 2:

In the event that a satisfactory obligation has not been completed by the 17th July 2014 the Executive Head - Regulatory be authorised to REFUSE the application for the following reasons:

1. In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.
2. In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.

MINUTE LIST OF COMMITTEE
02 June 2014

APP. NO	WARD	LOCATION & PROPOSAL	TYPE	DECISION
2014/0373	WAT	KROONER PARK AND LAND AT CRABTREE PARK, WILTON ROAD, CAMBERLEY, GU15 2QW	<u>FFU</u>	RF
PGS		Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.		

ACTION

REFUSED (SUBJECT TO REASONS & INFORMATIVE)

REASONS:

The proposed changes to the carriageway levels, gradients and crossfalls proposed by the development within the existing turning head of Wilton Road are such that they would prejudice the safe and convenient use of the highway and would create crossfalls and gradients which would cause danger and inconvenience to all users of the highway. The development would therefore conflict with the objectives of Policy DM11 of the Core Strategy and Development Management Policies 2012 and would conflict with the aims and objectives of the National Planning Policy Framework.

In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.

In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.

INFORMATIVE

While no objection is raised to the development on contamination grounds the applicant is advised that the development would have been required to have complied with the conditions set out in the committee report as well as further planning conditions including conditions to secure the detailed means of construction of the retaining wall and to secure an Environmental Management and Monitoring Programme.

