

LOCATION: LONDON ROAD RECREATION GROUND, (CAMBERLEY ON ICE), GRAND AVENUE, CAMBERLEY

PROPOSAL: Installation and operation of a temporary ice rink and associated structures for a Christmas Market on the tennis court and old putting green areas to be held annually for a 5 year period (2016 to January 2021) between November to January (including construction and dismantling periods) and open daily to the public until 9pm, excluding Christmas Day. To include a skate lodge/café/bar marquee, chalets/trader huts, children funfair rides, a bandstand, toilet trailers and ancillary floodlighting and festoon lighting, and perimeter fencing with pedestrian access off Grand Avenue and event traffic management measures. (Amended Plan - Rec'd 28/09/2016). (Additional information rec'd 06/10/2016).

TYPE: Full Planning Application

APPLICANT: Mr James Hitchen
Event By Event

OFFICER: Jonathan Partington

This application has been reported to Committee because it is a Council sponsored event and it has also been called in by Cllr. E. Hawkins and Cllr. Dougan.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal is for the installation and operation of an annual temporary ice rink and Christmas Market. The event would be held between November - January and open to the public every day until 9 pm, except Christmas Day when it would be closed. For a full summary of the proposal see section 4 below.
- 1.2 Section 7 of this report considers the planning merits of the proposal. The report concludes that this proposal would bring benefits to the Christmas economy and be a positive community experience within the Borough. It is considered that the development would not be harmful to trees, the character and residential amenities of the area. The Council's Environmental Health Officer raises no objections and impacts caused by noise and lighting can be mitigated by the imposition of conditions. An Event Management Plan has been provided in support of the application, and in liaison with the Safety Advisory Group (SAG), which includes the police, safeguarding measures can be put in place to prevent general disturbance and anti-social behaviour. The Traffic Management Plan proposes a series of robust measures to reduce the impacts on the highway. These measures have the support of the County Highways Authority. The application is therefore recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The site is situated at the southern end of the London Road Recreation Ground and comprises 0.45 hectares including the tennis courts and pavilion. The application site area also extends to the east to include the existing footpath off Grand Avenue. The bowls green is immediately to the west and Southwell Park is the southern boundary.
- 2.2 The site lies within the Edwardian Mosaic Character Area and the immediate area is predominantly residential. Opposite the site, on the southern side of Southwell Park Road, is the New Apostolic Church, the road junction to Frances Hill Drive and two detached dwellings (nos. 21 & 23 respectively). To the east no. 30 Southwell Park Road adjoins the eastern site boundary and no. 46 Grand Avenue the southern site boundary i.e. adjacent to the footpath. Dwellings are also along the eastern side of Grand Avenue and opposite the pedestrian entrance to the site including the terraced row of nos. 35-43 Grand Avenue.
- 2.3 The site is well screened with a combination of shrubbery and privet hedging and there is a mature copper beech tree along the Southwell Park Road boundary. There is also green palisade fencing along the recreation ground boundaries and gated pedestrian entrances from both Grand Avenue and Southwell Park Road.

3.0 RELEVANT HISTORY

- 3.1 There is no planning history relevant to this application.
- 3.2 On the 1st July 2016 the Council's Licensing Department received a licensing application. No representations were made by the Planning Authority. Following a hearing the Premises Licence was issued on the 1st September 2016, subject to 29 conditions. This Licence is valid for one year only expiring on 1st January 2017.

4.0 THE PROPOSAL

- 4.1 The application is for the installation and operation of a temporary ice rink and associated structures for a Christmas Market on the tennis court and old putting green areas held for a 5 year period (2016 - January 2021) between November - January annually (including construction and dismantling periods) and open daily to the public between 11am - 9pm, except Christmas Day when it will be closed.
- 4.2 This year the applicant intends to open to the public on 1 December 2016 and close on 1 January 2017. The set up period is anticipated to take 2 weeks (commencing this year on 14 November) and the dismantling period 1 week i.e. clear site by 8 January 2017. The working hours during the build/close down process will be 8 am to 6pm Monday – Friday and 8 am – 1pm on Saturdays with no works Sundays or bank holidays.
- 4.3 The applicant's aim is for a family focused event with the inspiration taken from European Christmas Markets. The proposal would include a skate lodge/café/bar marquee styled on a winter lodge; 25 trader huts decorated as German chalets; 3 children funfair rides; a bandstand; and, ancillary floodlighting and festoon lighting. The ice rink and main marquee would be sited at the southern end of the site, adjacent to Southwell Park Road. The bandstand would be centrally located, trader stalls would be scattered throughout the site and the funfair rides located at the northern end of the site.

- 4.4 Part of the existing tennis court fencing will be temporarily removed to facilitate the event plus a section of the palisade fence along Southwell Park Road for loading purposes. Perimeter fencing is proposed with pedestrian access only available off Grand Avenue and with parking restrictions imposed in the immediate vicinity (Suspended parking for emergency vehicles and deliveries only will be along Southwell Park Road). Emergency access gates will also be provided.
- 4.5 The planned attendance is 1,000 persons on site at any one time. A comprehensive Event Management Plan has been submitted in support of the application. During normal operation, there will be no security checks at the gate and the public will be free to flow although the fencing will ensure that the attendees keep to the designated routes. Security will also be present and door staff will be using clickers to continually monitor and control the capacity. All juveniles will be expected to attend with an adult, with ID checks undertaken where necessary. The event control will utilise the existing pavilion. Public conveniences will be provided adjacent to the pavilion. There will be an on-site welfare and medical area and procedures in place. The applicant does not anticipate additional emergency services resources but these services will be relied upon if any incidents arise outside of the control of the organisers. During the event the site will be protected by security 24/7.
- 4.6 A Traffic Management Plan (TMP) has been submitted in support. The TMP is in draft format, subject to agreement by the County Highways Authority, and includes various measures to alleviate the impacts on the highway. These measures are fully detailed and considered in section 7 of this report. A Noise Impact Assessment and lighting specifications have also been submitted.

5.0 CONSULTATION RESPONSES

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| 5.1 | County Highways Authority | Raises no objection subject to a condition requiring implementation of the Traffic Management Plan. |
| 5.2 | Environmental Services | No objection, subject to conditions relating to opening hours; control of level of noise from music and temporary plant and equipment; control of lighting; and, waste and ice disposal. |
| 5.3 | Council's Tree Officer | No objection on the basis of revised plans to reposition plant away from the mature copper beech and subject to tree protection measures condition. |
| 5.4 | Emergency Planner | No comments made. |
| 5.5 | Health & Safety Executive | No comments to make. |
| 5.6 | Police | No comments received. |
| 5.7 | Environment Agency | No comments received. |
| 5.8 | Council's Drainage Engineer | Request for information on freezing process and drainage of excess water. |

6.0 REPRESENTATIONS

6.1 The application was advertised in the local press and individual letters of notification were sent out. At the time of drafting this report 10 letters of objection had been received, including a letter from the Southwell Park Residents' Association, summarised below:

- Conflict with the current recreation facility and be contrary to adopted policy [*Officer comment: See paragraph 7.3.1*]
- Inappropriate location as the site is surrounded by residential properties and not a showground. Fail to respect and enhance the quality of the environment, contrary to adopted policy [*Officer comment: See paragraph 7.4*]
- Aims to enhance commercial interests of the town centre at the expense of residents peaceful enjoyment of their homes [*Officer comment: See paragraph 7.5*]
- Traffic congestion already bad, particularly at Christmas, and this proposal will worsen the situation. For example, cars sometimes queue along Grand Avenue to enter the multistorey and proposed right hand turn restriction [*Officer comment: See paragraph 7.6*]
- Extra traffic will raise serious safety issues, in particular the obstruction or slowing down of emergency vehicles [*Officer comment: See paragraph 7.6*]
- Unconvinced that visitors, particularly those with young children, will walk from the officially designated car parks [*Officer comment: See paragraph 7.6*]
- Extensive parking on surrounding roads would inconvenience residents by blocking exits to residential properties [*Officer comment: See paragraph 7.6*]
- Parking for residents already difficult due to restrictions, especially if you have visitors [*Officer comment: See paragraph 7.6*]
- Loud noise and disturbance, which will be difficult to monitor and control. The range of conditions imposed by the Environmental Health Officer is an admission that controlling noise will be a significant challenge. The apparent unwillingness of Environmental Health to monitor is unsatisfactory. [*Officer comment: See paragraph 7.5.6*]
- Impact from cooking smells [*Officer comment: See paragraph 7.5.9*]
- Proposal will potentially attract anti-social behaviour fueled by alcohol and be unneighbourly with visitors potentially lingering in the area after close down time, or urinating in the alleyway opposite to the Grand Avenue entrance (this occurred during the Fun Run event). Request, therefore, that local area is regularly patrolled and if necessary cleaned by the event organisers [*Officer comment: See paragraph 7.5.7*]
- Increase litter in local area [*Officer comment: See paragraph 7.5.7*]
- Fail to respect neighbouring privacy levels [*Officer comment: See paragraph 7.5*]
- Object to length of temporary period. A full review should occur after 1 year, not after 5. This would enable further consultation with residents as to whether such an event

should be held again. The advice at the Executive Meeting was that this would be a single event to then be reviewed *[Officer comment: The application has to be considered on its merits, as submitted. The applicant has submitted for 5 years consistent with the lease agreement with the Council. However, irrespective of the planning process and the lease the Premises Licence is only valid for one year. Without a new Premises Licence the applicant would not be able to re-open for Christmas 2017]*

- Wear and tear on the grass recreation ground between the proposed site and the Arena *[Officer comment: The main playing field will be fenced off from the site]*
- Concern over management of the large number of people expected to attend *[Officer comment: See paragraph 4.5 relating to Event Management Plan]*
- Bowling green is included and the special grounds would be at considerable risk *[Officer comment: The bowling green is not included and will be fenced off]*
- No detailed provision for the storage, disposal and recycling of waste or ice *[Officer comment: See paragraph 7.7.2]*

7.0 PLANNING CONSIDERATION

7.1 The National Planning Policy Framework; Policies CP2, CP8, CP10, CP11, CP13, DM9, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) are of most relevance.

7.2 The main issues to consider in determining this application include:

- The principle of the development;
- The impact on the character of the area and trees;
- The impact on residential amenities (including noise, general disturbance, lighting, and odours);
- Highway impacts; and,
- Other matters (including drainage and waste disposal, and health and safety issues).

7.3 The principle of the development

7.3.1 London Road Recreation Ground is an important part of the Borough's green infrastructure. Policy DM16 of the CSDMP states that the Council will encourage new and enhanced opportunities for formal and informal recreation including promotion of dual use facilities. Ice skating is therefore consistent with this policy by making a secondary recreational use of the courts during the winter season when demand for outdoor tennis is likely to be significantly less. Since 2013 the Council's Leisure Services Department has not monitored tennis court usage all year round. However, usage has been very minimal. For 2012-2013, when usage was monitored the courts, were used a total of 15 times across Nov/Dec i.e. 10 times one year and 5 times another year. The proposal therefore complies with Policy DM16.

- 7.3.2 Policy CP10 of the CSDMP seeks to consolidate and enhance measures to improve shopping, business, leisure, cultural and community activities in Camberley Town Centre. The Christmas shopping period is a particularly vital time for the retail health of any town centre and this proposal is more likely to make the town centre the destination of choice for shoppers i.e. visitors to the proposal may well combine the visit with shopping in the centre beforehand or, for example, spend the rest of the evening in the town. Consequently this proposal is likely to contribute positively to the local economy and vitality and viability of the town centre, so complying with Policy CP10.
- 7.3.3 By association this proposal will also contribute to employment by providing seasonal jobs (10 full-time employees and 50 part-time employees) and supporting employment in the town centre, so complying with Policy CP8 of the CSDMP.

7.4 The impact on the character of the area and trees

- 7.4.1 Whilst the works would have an effect upon the character and appearance of the area, given that this would only be temporary it is not considered that the development would conflict with Policy DM9 (ii) or (iv). The works would be self-contained and not be of a scale or permanence to be damaging to the appearance of the area, nor the characteristics defined by the Edwardian Mosaic Character Area referred to in the Western Urban Area Character Supplementary Planning Document i.e. guiding principles EM1 – EM5.
- 7.4.2 On request of officers the layout has been amended to relocate the chiller compound away from the mature copper beech tree, adjacent to Southwell Park Road. The compound is now proposed to be located adjacent to the bowling green. The Tree Officer supports this amended layout and raises no objection to the impact of the development on trees (or the adjacent magnolia grandiflora). This is subject to fencing protection around trees which visitors will walk past i.e. namely along the footpath leading to the pavilion from Grand Avenue. A condition can be imposed with the precise location of the fencing agreed with the Tree Officer prior to the event. In addition to trees, immediately north of the tennis courts are flower beds. The Council's Leisure Services Department has confirmed that for these beds autumn bedding will be cancelled and be left earthed. They will be covered with decking of plywood over the top and then after the event they will be replanted with summer bedding as normal. In the officer's opinion the proposal therefore complies with Policy DM9 (iv) of the CSDMP which seeks to protect trees and other vegetation worthy of retention.

7.5 The impact on residential amenities

- 7.5.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (iii) of the CSDMP requires that development respects the amenities of occupiers of neighbouring property and uses.
- 7.5.2 The closest neighbours to the application site include nos. 21, 23 and 30 Southwell Park Road and nos. 35-37 and 46 Grand Avenue. All other dwellings in the vicinity are a sufficient distance away from the site and would not be seriously affected by a loss of privacy or overlooking from activities within the site. Following a pre-application meeting the applicant was requested to amend the layout to lessen the impacts on the immediate neighbours. This included re-siting the location of the ice rink and marquee to ensure that this was not adjoining any neighbour's boundary. Consequently they have been sited centrally and closer to the bowling green and where feasible trader huts have been pulled away from boundaries.
- 7.5.3 No. 46 Grand Avenue would be most affected by attendees entering and exiting the event.

This dwelling is partially screened from the recreation ground but its flank and rear first floor windows including a rear and side balcony is highly visible. Four trader stalls, are proposed in relative close proximity to these windows and so this is likely to result in more people congregating at this point and increasing the impacts on this neighbour's amenities. In order to lessen the impacts and on request of the officer, the applicant has amended the layout to re-site these facilities further west and closer towards the pavilion. Beyond this no. 46 would not be significantly affected by the main ice rink activity area. This is because No.46's rear garden has a depth of approximately 40 metres with the majority of it well screened by higher level vegetation. Between the rear boundary of this garden and the main application site there is also a recreation ground storage compound which further assists in lessening the impacts.

- 7.5.4 No. 30 Southwell Park Road is the only other neighbouring property that adjoins the site and the only property that adjoins the main activity area. This dwelling is well screened from the site by mature vegetation. It has limited windows on its flank boundary including a high level ground floor window and a side dormer. Closest to this neighbour would be a cluster of trade stalls. However, there is a buffer of approximately 10 metres between these trade stalls and this neighbour's side boundary. The ice rink itself would be some 24 metres away from this neighbouring dwelling, at its closest point. Consequently, given these distances and relationships it is considered that this neighbour would not be adversely affected by the proposed layout.
- 7.5.5 Nos. 21 and 23 Southwell Park Road, on the opposite side of the road, would be closest to the ice rink marquee. However, there is a separation distance of approximately 18 metres between the front of the closest property no. 21 and the site boundary. No. 23 is set further back than no. 21 and the separation distance here increases to approximately 24 metres. These distances, coupled with the partial screening by vegetation, are considered to be sufficient to prevent any adverse impact. The ice rink itself would be opposite the Frances Hill Drive and closest to the church so lessening its impacts on the nearest neighbours.
- 7.5.6 Paragraph 123 of the NPPF requires developments to mitigate for effects of noise from developments on health and quality of life through the use of conditions. A Noise Assessment has been submitted with this application together with the applicant recommending conditions, which formed part of the Licensing Hearing. The Council's EHO has considered the scheme and raises no objection to noise subject to conditions controlling the noise levels from live and amplified music; noise emitted from temporary plant and equipment, including amusement rides; and, control of delivery/collection times. In respect of noise levels this will be based upon local background levels, which the applicant will need to agree with the EHO prior to opening the ice rink. Typically these levels will be recorded at least 3-4 times during the day and be averaged out, however, the EHO may decide to increase these recordings. Each baseline level will be measured for 10 minute periods and need to be recorded from at least four locations to include 23 Southwell Park Road; 30 & 32 Southwell Park Road; and, 43 & 46 Grand Avenue. In the event that complaints are received then these conditions will enable action to be taken, if the noise levels exceed the agreed thresholds for more than 15 minutes. This may involve the EHO undertaking testing or an external company on behalf of the Council. These recommended conditions marry up with those conditions imposed under the premises licence.
- 7.5.7 Whilst noise or disturbance from the development i.e. from the application site can be controlled, outside the site the Planning Authority cannot impose control. However, in the officer's opinion the applicant's Event Management Plan and Traffic Management Plan measures will significantly assist in mitigating the impacts. Condition 25 of the Premises Licence also assists by stating the following:

Local residents shall be advised of any use of the premises no less than one month before any event takes place and a manned contact telephone number provided for the event's*

management staff to swiftly deal with complaints, queries or concerns both before, during and after the event. (i.e. residential premises in Southern Road, Lower Charles Street, Grand Avenue, Southwell Park Road, Firwood Drive, France Hill Drive, The Avenue (between junction with London Road and the southernmost junction of Heatherley Road).*

In addition, the applicant has already consulted with the Safety Advisory Group (SAG) and will continue to do so to make sure this is a safe event which does not cause nuisance to the local residents or wider town. The SAG typically comprises representatives from the emergency services, County Highways, EHO, parking and licensing plus the event organisers. A second SAG for this proposal is currently in the process of being arranged. Despite these measures, in the event that crime or anti-social behaviour still occurs then this would be a police matter. Any comments received from the police will be reported at the Committee Meeting.

- 7.5.8 Paragraph 125 of the NPPF requires decisions to limit the impact of light pollution from artificial light on local amenity. A total of 6 floodlights are proposed, none of which would exceed 2 metres in height, and the majority of which would be around the ice rink and marquee. The applicant has provided technical specifications of this lighting and festoon lighting and on the basis of these details the EHO raises no objection subject to conditions relating to switch off times and the footprint of lighting not extending into the curtilage of any adjacent property. Again these recommended conditions marry up with the premises licence conditions.
- 7.5.9 Concern has also been raised about odours from cooking smells. However, the trade stalls are mainly located centrally within the site and would be located a sufficient distance away from the nearest residents. In the event that odour from trade stalls became a significant issue and a statutory nuisance then the Council's EHO has advised that this issue would need to be dealt with under the Environmental Protection Act powers. However, given the relative short period of time and the temporary nature of the proposal he is of the opinion that this is unlikely to be an issue.

7.6 Highway impacts

- 7.6.1 Policy DM11 of the CSDMP resists development which would adversely impact on the safe and efficient flow of traffic movement, unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented. Policy DM11 requires all development to ensure safe and well designed access and egress and layouts for all highway users.
- 7.6.2 The Traffic Management Plan (TMP) submitted in support of the application includes various measures to mitigate the effect on the highway, including temporary event signage on the local roads directing visitors to public car parks in the town centre and a no right turn restriction on the junction between Southwell Park Road, Firwood Drive and Charles Street. The TMP proposes town centre parking concessions for ice rink visitors. Marketing literature is intended to highlight these concessions and pedestrian routes to the venue will be provided. It is also proposed to have painted footprints leading pedestrians from the car parks to the site. Grand Avenue, Southwell Park Road, Frances Hill Drive, The Avenue and Heatherley Road are currently subject to Controlled Parking Zone (CPZ) from 8 am to 6 pm Monday to Saturday. A Temporary Traffic Order (TTO) has been requested to extend this from 8.00 am until 9.00 pm Monday – Sunday inclusive. In addition to the existing parking team patrols a civil enforcement officer will patrol to ensure all restrictions are being adhered to during the event. A zero tolerance approach will be taken to vehicles parked on yellow lines or in permit and time limited bays.
- 7.6.3 On the basis of the TMP measures the County Highways Authority raises no objection to the proposal concluding that it would not prejudice highway safety nor inconvenience other

highway users. A condition is recommended to ensure adherence with the TMP. An informative is also recommended by the CHA as precise details will need to be agreed with the Highway Authority and Surrey Police prior to the event. This will include: a swept path analysis to ensure buses and HGVs can adequately negotiate the temporary layout; agreement on the precise position of the water-filled barrier to take account of the swept-path analysis and existing pedestrian route on Charles Street together with an extension of the barrier further eastwards towards the pedestrian crossing; and, a detailed signage scheme inclusive of any official signs provided by the AA. Any further updates or details on these matters will be reported at the Committee Meeting.

- 7.6.4 Objectors express concern over congestion already experienced in the nearby roads during the Christmas period. However, in the officer's opinion, implementation of the TMP measures above may actually assist in alleviating these impacts. For example, by preventing the right hand turn and extended restricted parking hours. Moreover, in practice this proposal by itself is unlikely to generate a significant uplift in traffic as many visitors may well combine the trip with Christmas shopping or other Christmas festivities within the town centre.
- 7.6.5 It is accepted that local residents are more likely to have family members and other visitors to their homes during the Christmas period. The extended parking restrictions will therefore undoubtedly impact on this. However, compared with the existing situation the additional impact would only be for an additional 3 hours per day and include Sundays, and given the close proximity of the site to the town centre where alternative parking is available, in the officer's opinion this inconvenience is not considered to be so serious.

7.7 Other matters

- 7.7.1 Whilst not shown on the plans SSE on behalf of the Council will be installing an electricity power upgrade building adjacent to the tennis courts. The location of this building will not conflict with the layout and event operation. This power upgrade is not exclusively required for this application, but also for the recreation ground year round and for the long term. For example, during Picnic in the Park this summer there were power outages. The size of the housing will be 2.5 m by 2.8 m with height 2.3 metres. The building will be green and the intention is to conceal by landscaping. The Council's Tree Officer has confirmed that the building would not be harmful to the copper beech tree, in close proximity. In the officer's opinion these works are small scale and constitute permitted development under Part 12 of the Town and Country Planning (General Permitted Development) Order 2015.
- 7.7.2 On the basis of the EHO comments, the applicant has been requested to provide full-details of the on-site storage facilities for trade waste including details of the bin storage to be used and the arrangements for disposal of waste. In addition, on request of the EHO, Drainage Engineer and Tree Officer the applicant has been requested to provide detail on the process of ice disposal to ensure the safe disposal of the used ice in the interests of prevention of leaching of glycol liquid into the soil to avoid contamination and to safeguard vegetation. Moreover, on request of the Drainage Engineer, full details have been requested on the freezing process to ensure there is no possibility for flooding or failure, particularly during construction and close down; and, explanation on how excess water will be drained. The ice rink and ice dump will be bunded to prevent run off but a full update on all these matters will be provided at the Committee Meeting.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)

ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

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.
- c) Have communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 In the officer's opinion the proposal would support the local economy but this would not be at the expense of the local neighbourhood with sufficient safeguards in place to protect and minimise the effects upon residential amenities. The proposal would not prejudice highway safety nor inconvenience other highway users with the support of the County Highways Authority. The application is therefore recommended for approval.

RECOMMENDATION

GRANT subject to the following conditions:-

1. The permission hereby permitted shall only be for a temporary 5 year period (2016 to January 2021) to be held annually between November to January (including construction and dismantling periods), unless otherwise agreed in writing by the Planning Authority.

Reason: To maintain control in the interests of the residential amenities and character of the area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

2. The proposed development shall be built in accordance with the following approved plans and details: Site location plan, layout plan (sht- 1 V6), Rink & Marquee Layout Plan, 07052232 - SPEC Revision 5, trader stall dimensions (Redhill), Appendices A & B of Traffic Management Plan, LE Flood Lights, RS Festoon Cables, Victorian Bandstand Hire Company plans and HTS marquee specifications PAR-2000/300/648 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The development hereby permitted shall only be open to the public between 11am - 9pm Monday - Sundays including Bank Holidays, with the exception of Christmas Day when it shall be closed.

Reason: To retain control in the interests of the residential amenities of the area

and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

4. The set-up and take-down of the event shall only take place during normal permitted construction hours (i.e. Monday – Friday 08:00- 18:00hrs, Saturday 08:00 – 13:00hrs and no work allowed on Sunday and Bank Holidays).

Reason: To retain control in the interests of the residential amenities of the area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

5. No more than 1,000 visitors shall be on the premises at any one time.

Reason: To retain control in the interest of the residential amenities of the area and to comply with Policy DM9 of the Surrey Heath Core Strategy Development Management Policies Document 2012.

6. The Music Noise Level from live music, as defined in the Noise Council; Code of Practice on Environmental Noise Control at Concerts, shall be no more than 15dBLAeq (15 minutes) above the existing background level LA90 (10 minutes) when measured at 1 metre from the closest boundary of any nearest residential receiver.

Reason: To avoid adverse noise impacts in the interests of the local residents and to comply with paragraph 123 of the National Planning Policy Framework and Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

7. The level of amplified music from the ice rink and any public address system, when not used for emergency purposes, measured as a five minute LAeq, shall be no more than 10 dBA above the existing background level LA90 (10 minutes), when measured at 1 metre from the closest boundary of any nearest residential receiver.

Reason: To avoid adverse noise impacts in the interests of the local residents and to comply with paragraph 123 of the National Planning Policy Framework and Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

8. Noise emitted from any temporary plant and equipment, including amusement rides, shall be no more than 10 dBLAeq (15 minutes) above the existing background level LA90 (10min) when measured or predicted at 1 metre from the closest boundary of any nearest residential receiver.

Reason: To avoid adverse noise impacts in the interests of the local residents and to comply with paragraph 123 of the National Planning Policy Framework and Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

9. There shall be no deliveries/collections or other operational servicing in connection with the proposed use between 23:00 hours and 07:30 hours on any day, unless otherwise agreed in writing by the Local Planning Authority

Reason: To retain control in the interests of the residential amenities of the area

and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

10. The footprint produced by artificial lighting of the application site shall not extend into the curtilage of any adjacent residential property; and, no lighting associated with the development, other than security lighting, shall operate outside the hours of 09:00 and 21:30, unless required for emergency purposes.

Reason: To retain control in the interests of the residential amenities of the area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and paragraph 125 of the National Planning Policy Framework.

11. The development hereby approved shall not be first brought into use unless and until the Traffic Management Plan has been implemented broadly in accordance with the submitted details and the detailed requirements of the County Highways Authority and thereafter the Traffic Management Plan shall remain operational for the lifetime of the development hereby approved.

Reason: The above condition is required in order that the development should not prejudice highway safety nor should it inconvenience other highway users in accordance with Policy DM11 of Surrey Heath's Core Strategy and Development Management Policies 2012.

12. The three trade stalls located in the northwest corner of the site, i.e. adjacent to the planters, shall not house any facilities which produce heat or fumes.

Reason: In the interests of the health of three mature lime trees that overhang this area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

13. Prior to the opening of each annual event the applicant shall arrange a site meeting with the Council's Tree Officer to confirm and agree the correct positioning of tree protection fencing which shall be chestnut pale fencing supported by tree stakes. Thereafter the protection shall be retained throughout the period of operation.

Reason: To protect trees in accordance with Policy DM9 of the Surrey Heath Core Strategy Development Management Policies Document 2012.

Informative(s)

1. The applicant is advised that the traffic management details submitted with the planning application are acceptable in principle, however, the precise details will need to be agreed with the County Highways Authority and Surrey Police prior to its implementation. Such details to be agreed include
 - A swept path analysis to ensure buses and HGV's can adequately negotiate the temporary layout;
 - The extension of the water-filled barrier further eastwards towards the pedestrian crossing;
 - The exact positioning of the water-filled barrier to take account of the swept-path analysis and existing pedestrian refuge on Charles Street; and,

A detailed signage scheme inclusive of any official signs provided by the AA.

2. The applicant is advised that conditions 4 - 10 above are consistent with the Premises Licence. In line with this licence and for the purposes of the noise conditions, measuring points of the nearby residential receivers for the local background levels shall include at least 4 of the following locations: 23 Southwell Park Road; 30 and 32 Southwell Park Road; and, 43 and 46 Grand Avenue. The local background levels will need to be agreed with the Council's Environmental Health Department prior to the ice rink being opened to the public.