

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
18 JUNE 2014
REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

14/0105/FUL

**Stockton Town FC, Bishopton Road West, Stockton-On-Tees
Construction of an Artificial Turf Pitch (ATP) with perimeter ball-stop fencing, floodlights and clean access with outdoor storage for maintenance equipment. Construction of a stand to serve the existing natural turf pitch along with changing room, toilet and refreshment areas**

Expiry Date: 2 April 2014

SUMMARY

Planning permission is sought for the expansion of the provisions and facilities associated with Stockton Town Football Club at its site off Bishopton Road West. The Football Club currently lease land off the council to the rear of Our Lady and St Bede's School and in part share the sports fields there.

The football club have indicated that they have 19 teams that train at the ground at varying ages and levels, have an existing natural turf pitch with associated drainage which it's first team use and a club house adjacent to the Stockton Sixth Form College premises along with an area of parking. The proposed works seek to add floodlights to the natural turf pitch and provide it with a spectator stand (207 capacity); new dug outs and an amenity block which would include changing facilities, toilets and a refreshments area. In addition, the proposal seeks permission for the creation of an artificial turf pitch with associated floodlighting which would allow a more all year round use. A landscaped bund and ball stop fencing is associated with the artificial pitch along with other fencing, footpaths and lighting elsewhere within the site.

The site is located in close proximity to the Bramley Green estate which was constructed several years ago and a landscape corridor exists between the two. Other more established housing exists on the far side of the school fields.

The majority of objection comments relate to the potential for increase in noise and disturbance for local residents due to the numbers of people using the facility, the nature of the games which includes spectators, the use of foul language which is indicated as being already audible in residential gardens as well as the general increase in activity, problems revolving around insufficient and ad-hoc parking in the surrounding residential streets. Comments of support highlight the benefits of the club to the wider community. Full details of objections and support comments are detailed in the publicity section of the report.

The football club have 178 parking spaces serving their club house and although the potential numbers using the site can be relatively high, there is an element of car sharing and drop offs all of which is focussed at the existing entrance off Bishopton Road West. The Head of Technical Services has accepted the level of parking as being adequate for the use. The floodlighting is of a type which would not light the surrounding residential properties and although it would be visible careful control of the lighting beyond hours of use is considered adequate mechanism to prevent this having an unacceptable impact. The appearance of the amenity block, stand, fencing and pitch etc. are all considered to be suitable for its surroundings in an urban area.

The club seeks the hours of use to be up to 10pm for the artificial pitch Monday-Friday and 7pm Saturday. – Sunday. Officers questioned the hours of use being proposed for the artificial pitch which is large enough for Four 5 a side games to take place at the same time, however, the club have asked that the hours of use remain to be 10pm to give sufficient viability to the proposals. The club have indicated however that they can actively run its pitch management where by pitches furthest from housing are utilised first and the early time slots are concentrated upon.

RECOMMENDATION

That planning application 14/0105/FUL be approved subject to the following conditions and informatives

01 Approved Plans

The development hereby approved shall be in accordance with the following approved plans;

<i>Plan Reference Number</i>	<i>Date on Plan</i>
03 REV 02	19 May 2014
07 REV 02	19 May 2014
04 REV 02	19 May 2014
06 REV 02	19 May 2014
09 REV 01	19 May 2014
10 REV 01	19 May 2014
01 REV 01	5 February 2014
05 REV 00	17 January 2014

Reason: To define the consent.

02. Community Use Agreement

Use of the Artificial Turf Pitch shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the Artificial Turf Pitch and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities.

Reason: To secure well managed safe community access to the sports facility.

03. Hours of Use

The Hours of use of the Artificial Turf Pitch and the Natural Turf Pitch and their associated floodlighting shall be restricted as follows;

Artificial Turf Pitch

Use of the pitch and operation of the floodlighting shall be limited to 9am to 9pm Monday to Friday and 9am to 5pm on Saturday and Sunday

Natural Turf Pitch

The natural turf pitch which is being floodlit as part of this approval shall be used no more than 2 nights per week and that when in use, the floodlights shall be turned off by no later than 10pm unless the fixture being played is a cup tie in which case the lights shall be turned off at 10.20pm.

Reasons: In order to limit the use of the pitch's and their associated impacts on the residential amenity associated with nearby properties in accordance with the guidance within the National Planning Policy Framework.

04. Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works

Reason: To adequately deal with any unexpected contamination.

05. Management Plan

No development hereby approved shall be commenced on site until a management plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include but not be restricted to details of storage and movement of refuse, mechanisms for controlling lighting, maintenance of landscaping and general management of users. The use shall be implemented in perpetuity.

Reason: In order to control and limit the extent of the uses impacts on the surrounding residents in accordance with the guidance within the National Planning Policy Framework.

06. Soft Landscaping

Prior to the artificial Turf Pitch being brought into use, the earth bunding and associated soft landscaping works shall have been implemented on site in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall be managed in accordance with a management plan which has been agreed in writing by the Local Planning Authority prior to the Artificial Turf Pitch being brought into use.

Reason: To prevent use by spectators and to improve levels of screening between the pitch and the adjacent residential properties.

07. Surface Water Scheme

Notwithstanding details hereby approved no development hereby approved shall be commenced on site until a detailed scheme of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to prevent increased risk of flooding in accordance with the National Planning Policy Framework.

08. Foul Water Scheme

Notwithstanding details hereby approved no development hereby approved shall be commenced on site until a detailed scheme of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to adequately serve the development.

09. Amplified music and public address system

There shall be no amplified music played at the pitches or within the amenity block hereby approved. The use of any tannoy or similar system at the pitches shall be restricted for the use of emergency public announcements only and for no other purpose.

Reason: In order to prevent undue noise pollution in accordance with the guidance of the National Planning Policy Framework.

10. Details of fencing works

Notwithstanding details hereby approved, a scheme of detailed fencing works shall be submitted to and approved in writing prior to the development commences on site. The fencing shall be installed in accordance with the approved scheme and shall be maintained as such for the duration that the pitches are in use.

Reason: In order to mitigate noise from the use and to ensure the fencing is of a suitable appearance for its location in accordance with the National Planning Policy Framework.

11. Cycle parking

Cycle parking shall be provided at the site prior to the artificial pitch hereby approved being brought into use in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be retained in use for the life of the artificial pitch.

Reason: In order to offer alternative forms of transport to the site in line with Core Strategy Policy CS2.

12. Operation of the amenity block

The amenity block hereby approved shall not be used for the sale of alcohol and shall only be used in association with team fixtures which utilise the natural turf pitch. The amenity block shall be vacated within 30 minutes of the close of play on the pitch.

Reason: In order to limit the use of the building late at night and prevent undue impact on surrounding residential properties.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative 1: National Planning Policy Framework

The application has been determined having regard to the guidance contained within the National Planning Policy framework.

Informative 2: Clean service trench's

Utility companies should be consulted with regards to ph level of the soil and potential contaminants. As the ph level is slightly elevated above the threshold value, the recommendation is that clean service trenches are provided as a minimum requirement.

BACKGROUND

1. Several application relating to the existing school in relation to classroom extensions, new corridors, creation of parking, satellite dishes and other similar provisions etc. (00/1847/P, 02/2281/P, 2/2282/P, 92/1801/P, 93/2520/P, 95/0448/P, 97/0586/P, 05/3305/FUL, 07/1964/FUL, 0/1809/FUL, 11/1492/FUL.
2. 08/2400/FUL, Demolition of existing college and replacement with two/three storey scheme and parking facilities, retention and refurbishment of existing sports hall and provision of parking facilities for Stockton Town Football Club.

3. Approved. 17th December 2008. Not implemented.
4. 09/0583/APC Information to discharge Condition nos. 3 materials, 4 Drainage Details, 10 site levels and 16 - Demolition method statement, of planning approval 08/2400/FUL.
5. Approved 5th June 2009
6. The adjacent housing estate to the west of the site was approved in mid. 2005 (03/3156/FUL) and was subject to a Section 106 Agreement. The Section 106 Agreement required several matters to be addressed some of which have relevance to this current application by Stockton FC. It required the following;
 - a. To deal with drainage matters on land to the north west of the existing St Bedes College buildings adjacent to the junction of Bishopton Road West and the A1027. (Not part of the application site).
 - b. Subject to gaining planning consent, to develop 4 new changing rooms adjacent to the college building. (i.e. where the existing club house is)
 - c. To submit a report for a drainage scheme and for the rearrangement of playing pitches to provide 4 senior pitches and 2 junior mini football pitches (on the application site and wider field) and subject to approval of the scheme, to implement it.
 - d. Subject to best endeavours, enter into a community use agreement for the new improved facilities. (to cover pricing policy, hours of use, management and maintenance)

SITE AND SURROUNDINGS

7. The application site is in the urban area of Stockton, within Grangefield Ward, and is surrounded by existing development and land uses. Our Lady and St Bede's school lies immediately to the north, Grangefield School lies to the south, housing lies to the east and west whilst Stockton Sixth Form College lies to the north east
8. The application site is indicated as being the area of fields behind 'Our Lady and St. Bede's' school on Bishopton Road West, the Stockton FC club house and an area of parking to the front.
9. The car park and club house are amongst other areas of parking and school / college buildings. Access to the fields is gained via a path to the side of the club house. The fields are generally fenced and gated. They include a running track to the northern part and the existing Natural Turf Pitch associated with the Football Club which is in the south eastern corner. Landscaping exists in the north western corner of the fields and beyond the eastern site boundary which lies between the fields and the recently constructed residential development (Bramley Green). Tree planting and scrub also lies to the southern site boundary between the open fields and Grangefield School.

PROPOSAL

10. The submission proposes works to upgrade and increase the facilities on the site through the following;
 - Installation of a new Artificial Turf Pitch (ATP) with perimeter ball-stop fencing. Pitch size approx. 106m x 70m with goal storage areas, storage container (6m x 2.4m x 2.6m high) and spectator standing area within fencing.
 - Installation of 8 floodlights on 15m Columns around perimeter of artificial turf pitch.
 - General fencing works,
 - Tarmac access path from existing club house to new provisions
 - A new stand to serve the existing natural turf pitch, (107 seats and standing room for approx. 100 spectators.

Amenity building constructed from fair-faced blocks with pitched insulated roof and double glazed pvc windows. Eaves height 2.5m, ridge 4.6m.
New dug outs 2.3m high x 4.4m long and a.5m deep) and 6 Floodlights on 16m columns to serve the existing turf pitch.
Bund and landscaping works

11. Within the new amenity building there would be a social / refreshments room with small kitchen , pay booth and toilets, two changing rooms each with toilets and showers and two referee rooms, each with toilet and shower.
12. This provision is indicated within the submission as offering the following sporting opportunities:
Football, 9v9 football, 7v7 football, and 5v5 football
Small sided football, 5 a side football, recreational football training and coaching
Recreational usage for other sports
13. Foul sewage is indicated as being dealt with by the installation of a chamber housed pumping station and then into the existing foul drain.
14. A lighting plan has been submitted which details the position of floodlights around the artificial turf pitch and the main grass pitch, a lighting column detail which indicates columns being 15m high and the intensity of lighting across the pitch's and along the access path.

CONSULTATIONS

The following Consultees were notified and comments received are set out below:-

The Environment Agency

No objections to the proposed development but wish to provide the following information:

Disposal of Foul Sewage

The application indicates a foul water pumping station and rising-main is to be installed. This facility should be designed and installed to a suitable standard, agreed with Northumbrian Water.

Surface Water Disposal

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage scheme (SUDS) which are aimed at managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soak-aways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reed beds and seasonally flooded grasslands can be particularly attractive features within public open spaces. Support for the use of SUDS approach to ensuring development does not increase flood risk elsewhere is set out in paragraph 103 of the National Planning Policy Framework.

Sport England comments to the initial scheme

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies." The new AGP stands to be judged against exceptional circumstance E5 whilst the ancillary facilities associated with the seniors pitch stand to be judged against exceptional circumstance E2. The critical issue for Sport England in respect of the ATP is that it is designed, located, accessed and managed in such a way that it is able to offer much greater benefit to football (whether played in curriculum time or by the community) than the grass playing field area it replaces.

The ATP's surface (unlike grass) does not have a maximum capacity of matches it can tolerate per week - beyond which its quality declines. Instead it can be programmed to be used whenever it is open and the quality of user experience remains the same (provided it is properly maintained). The ATP will be floodlit, which allows it to offer a good level of use for the community during the dark Autumn / Winter evening (dependant on permitted hours of operation).

The Design and Access Statement states the the ATP will have a permanent playing area designed under FA guidelines for full sized football and 3no. cross court mini soccer pitches with painted line markings introduced when necessary for:

- 2no. reduced sized 9v9 football pitches
- 2no. sized 7v7 football pitches
- 4no. 5v5 football pitches

The location of the ATP is such that it is capable of being accessed by Stockton VI Form College and Our Lady and St. Bede's to the north as well as Grangefield School to the south. The two former establishments have indicated a willingness to buy into the facility, and Sport England would wish to see the imposition of a Community Use Agreement condition to secure appropriate levels of access between the college / school / football club

In light of the above, Sport England is satisfied that the proposed ATP meets exception E5, although this conclusion could change if the Council sought to substantially curtail the permitted hours of use for the ATP.

The remaining development involves the provision of floodlighting, a spectator stand and changing accommodation to Stockton Town's existing senior pitch. The club are likely to be eligible for promotion to the Ebac Northern League Division 2 from the Wearside League, and must upgrade their facilities to be able to progress up the leagues. As such the proposed works are ancillary to the playing field's primary function and (given their limited scale) they do not infringe on the sporting use of the remainder of the playing field. In light of the above these elements of the development are considered to meet exception E2.

Sport England has engaged with the Football Association to seek their guidance on the need for the development, as well as its expertise on the specific technical design elements of both the ATP and ancillary facilities. Sport England detailed the FA's comments which related to the technical specification of the changing rooms, the AGP, the stand, the kitchen, etc.

(Nb Sport England would normally seek the imposition of conditions to address a number of these outstanding matters, but given the reliance of the development on funding from the Football Foundation, the development will need to subsequently amended to meet their requirements - without the need for the imposition of planning conditions)

Sport England does not wish to raise an objection to this application, subject to the applicant entering into a community use agreement by way of condition.

Sport England would wish to be further consulted if the Council is considering imposing conditions which seek to substantially curtail the hours of operation requested by the applicant on the application form.

Sport England comments to revised details.

Having viewed the amended plans I am satisfied that Sport England's previous comments still holds, as too do the conditions we requested.

The amendments proposed by the applicant seek to strike the balance between impact on residential properties to the east, and the need for the facilities (most particularly the ATP) to be able to offer a sustainable level of use. Clearly, given Sport England's remit, the need for the facilities to be able to offer a sustainable level of use is vital to the proposal meeting our playing field policy. We are therefore supportive of the amendments that have been made.

The Football Association

An 8pm cut off for the 3G AGP would be a deal breaker for FA investment into the pitch meaning that this community facility would not go ahead. The vast majority of pitches operate until 10pm, with a small minority closing at 9pm. The plans already show a natural turf mound that will help reduce the noise impact. Has consideration been given to other additional noise reducing options rather than reducing operating hours?

Through discussions with the club there may be an opportunity to restrict the number of evenings the floodlit grass pitch is in operation, therefore reducing the travel to the site from away supporters and subsequently reducing the noise impact. If there are to be restrictions imposed this would seem more appropriate as the 3G is essentially going to be used by local residents, many of whom already play for the club and are fundraising to help deliver the project.

Head of Technical Services

Subject to the comments below the Head of Technical Services raises no objections.

Highways Comments

The applicant has provided details of the maximum number of players of the existing and proposed facilities; existing - 108 on Sunday morning, proposed – 96 during changeover periods, giving a maximum total of 204 players visiting the site at any one time. The club has sole use of 178 car parking spaces after 4pm weekdays and all day Saturday and Sunday.

Applications are usually assessed against SPD3: Parking Provision for Developments 2011, however in this instance there are no directly comparable standards. In considering whether the parking provision is sufficient for the use it is reasonable to assume that of the 204 players, all of which are under 13, some will car share, arrive on foot or be dropped off. Therefore the provision of 178 car parking spaces is deemed to be sufficient for peak usage. To encourage sustainable means of transport the applicant should provide cycle parking in a convenient location close to the main entrance, details to be agreed by planning condition.

Subject to the above there are no highway objections.
Landscape & Visual Comments

There is no objection in principle to the development of this site for an artificial playing pitch and the provision of a football stand, changing room, toilet and refreshment area for the existing natural turf pitch. However landscaping must play a prominent role in reducing the noise and light pollution likely to be associated with this development as it would affect the residential development east of the site.

A landscape planted bund is proposed on the eastern edge of the artificial playing pitch. The width of the bund is approximately 16 metres wide and 82 metres long and the maximum height 2.5 m and together with the existing planting on the western edge of the housing site (west of Ashmead) would in time provide a strong planted buffer between the housing and the playing pitch. The bund should be planted with mix of native woodland planting including 20-25% evergreen species of Holly and Scots pine. A varying curved width would create a more visually attractive mound. Edge planting of smaller tree and shrub species such as Field Maple, Hawthorn, Hazel, Holly and Rowan should be used at the edges of the planting at varying widths of between 2 and 4 metres. The use of bramble in the planting is not recommended as this could present major maintenance issues and to deter trespass on to the mound thorny planting such as Hawthorn, Holly and Roses should be used. It is noted that a 1.2m high fence is to be provided around the mound and it is presumed this would be a mesh type fence coloured dark green to match the ball stop fences proposed around the pitches. Any gaps in the existing planting (west of the housing estate) could be planted up as part of this application to reinforce the planting buffers.

Environmental Health Unit

No objection in principle but raise concerns regarding the history of the site which includes an area of unknown landfill located 250 meters from the proposed site. Recommend an unexpected contamination condition.

The recommendation that utility companies are consulted with regards to ph level of the soil and potential contaminants. As the ph level is slightly elevated above the threshold value, the recommendation is that clean service trenches are provided as a minimum requirement.

The proposed hours and the extended use of the proposed development are likely to increase the background level of noise which is likely to adversely impact residential properties in close proximity. I would therefore object to the development based on the proposed hours of use and noise, which is likely to result from the extended use of the site. However, should the proposal be approved I would recommend conditions be imposed on the development;

The light impact scheme shows that there ought not to be any increase in luminance or light trespass to residential properties. I would therefore advise that the following condition be imposed on the development;

Floodlights

The floodlighting shall not be used after 9.00pm on Monday to Friday or after 5.00pm on Saturday, Sunday and Bank Holidays. The lighting ought to comply with The Institution of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011 and luminance level required we referred to British & European Standard BS EN 12193 ' Sports Lighting. The floodlighting shall not result in light spillage beyond the boundary of adjacent residential properties.

In order for the earth bunding to be effective as a noise barrier it is advised that there are no spectators on the earth mound during matches or training sessions.

Pathway Lighting

It is proposed that the pathway leading from the pavilion/changing rooms to the entrance of the artificial turf pitch and the natural turf pitch be floodlit using the overspill of light from the floodlighting scheme. I would request that the applicant confirms that the levels produce are sufficient to ensure the safety of members of the public.

Environmental Health – comments to revised details

I am satisfied that the Acoustic Report and the proposed earth bunding and acoustic fencing will reduce the decibel level of noise from the activity on the pitches when in use. Whilst the artificial pitch may introduce additional usage of the existing field / pitch's, the effect on the change in noise levels with the bund in place as against their being no bund serving the Artificial pitch is categorised in the Report by guidance which describes this as a positive moderate to substantial impact on nearby residents, i.e. reducing the noise levels by a moderate to substantial amount that would otherwise occur.

In addition to this, as the use of the AGP in particular is dependent on the use of floodlighting, I would advise the following condition be imposed regarding use of the floodlights;

Floodlights

The floodlighting shall not be used more than twice a week and no later than 10.00pm Monday to Friday, unless the fixture being played is a cup tie in which case the lights shall be turned off at 10.20pm. Weekend hours of use shall be no later than 6.30 pm, and no use on Sundays. The floodlights shall be used during the football season only (August-May). I therefore have no objection in principle to this development providing the scheme is approved with conditions in order to ensure the protection of residential amenity from the increased use of the site.

PUBLICITY

Neighbours were notified and comments received are summarised below. A total of 133 representations were received. 106 of objection, 27 of support. Those submitting representations are

Supporters

Mr Gary Sudron, 4 Clifton Avenue Stockton-on-Tees
Mr David McIntosh, 86 Oxbridge Lane Stockton-on-Tees
Mr Paul Midgley, 64 Rosslare Road Stockton-on-Tees
Mr Bob Evans, 21 Pennypot Lane Eaglescliffe
Mr Owen Clark, 32 Grange Avenue Stockton-on-Tees
Mr Mark Kenrick, 52B Middleton Lane Darlington
Mr Lee Nicholson, 5 Eder Road Norton
Mr R Martin, 45 Greens Valley Drive Stockton-on-Tees
Mr Michael Cann, 32 St Crispin's Court Stockton-on-Tees
Mrs Rachel Bell, 26 Holburn Park Stockton-on-Tees
Mr Wayne Dennis, 47 Leonard Ropner Drive Stockton-on-Tees

Mr Stephen Wright, 17 Highfield Crescent Stockton-on-Tees
Mr Richard Ruddock, 48 Greens Grove Stockton-on-Tees
Mr Craig Lowery, 75 Fairfield Road Stockton-on-Tees
Mr Ken Clark, 28 Leicester Road Norton
Mr Graham Liphthorpe, 34 Greens Grove Stockton-on-Tees
Mr Adam Nicholson, 24 Berberis Grove Stockton-on-Tees
Mr Paul Kirby, 18 Mountstewart Wynyard
Mr Chris Moody, 43 Preston Road Stockton-on-Tees
Mr Kevin Lindo, 1 Arden Grove Stockton-on-Tees
Mr Jon McGill, 2 Westborough Grove Stockton-on-Tees
Mrs Karen Westcott, 125 The Avenue Nunthorpe
Mr Craig Higgins, 8 Berberis Grove Stockton-on-Tees
Mr Lee Greenhough, 9 Raisby Close Acklam
Mr A Thorpe, 9 Shawbrow view Darlington
Miss Danielle Begg, 15 North Close Thorpe Thewles
Mr Ryan Buckley, 14 Cook Crescent Norton

Objectors

Mr Richard Graham, 21 Walnut Close Thornaby
Mr Stephen Wightman, 55 Harbour View South Shields
Mrs Iris Pitchers, 4 Heather Close Stockton-on-Tees
Mrs Ellen Briscoe, 64 Welldale Crescent Stockton-on-Tees
Dr Darren Gobby, 42 Meridian Way Stockton-on-Tees
Mr Grahame Thomson, Craigshaw House Craigshaw Road
Mrs Ann Young, 23 Heworth Drive Norton
Mr Paul Collingwood, 26 Victoria Avenue Norton
Mrs J Hutchinson, 144 Thorntree House Cargo Fleet Lane
Mrs Jayne Tidd, 6 Woodmere Road Stockton-on-Tees
Mr David Burrell, 24 Castle Close Stockton-on-Tees
Mr Mark Jankowski, 2 Cromwell Road Shaw
Mr Stephen Ellis, 58 Meridian Way Stockton-on-Tees
Mr David Blackburn, 8 Melksham Square Stockton-on-Tees
Mrs Jo Calvert, 32 Meridian Way Stockton-on-Tees
Mr Anthony Ayre, 5 Newstead Avenue Stockton-on-Tees
Mr Seane Wilkinson, 7 Whitehouse Drive Stockton-on-Tees
Mr Jeffrey Bell, 30 Meridian Way Stockton-on-Tees
Mr Martin Barrett, 14 Chapel Gardens Carlton
Miss Julie Hann, 24 Castle Close Stockton-on-Tees
Ann Walmsley, 15 Premier Road Stockton-on-Tees
Mr Michael Robinson, 62 Meridian Way Stockton-on-Tees
Mrs Christine Bone, 14 Ashmead View Stockton-on-Tees
Mrs Sheila Borrow, 6 Fuchsia Grove Stockton-on-Tees
Mrs Rita Angell, 8 Fuchsia Grove Stockton-on-Tees
Mr Howard Evans, 5 Fuchsia Grove Stockton-on-Tees
Mr Paul Charlton, 15 Ashmead View Stockton-on-Tees
Mr Paul Shepherd, 7 Fuchsia Grove Stockton-on-Tees
Ms Julie Booth, 63 Toddington Drive Norton
Mr Robert Macdonald, 5 Hartington Road Aberdeen
Dr Matada Vijayakumar, 39 Grenadier Close Stockton-on-Tees
Ms Melanie Hornby, 1 Grenadier Close Stockton-on-Tees
Mr James Sanderson, 5 Ashmead View Stockton-on-Tees
Mrs Sarah Fenwick, 6 Ashmead View Stockton-on-Tees
Mrs Christine Richardson, 4 Ashmead View Stockton-on-Tees
Mr Lee MacDonald, 3 Ashmead View Stockton-on-Tees

Miss Sarah Armstrong, 2 Ashmead View Stockton-on-Tees
Mr Christopher Mallon, 52 Meridian Way Stockton-on-Tees
Mr Michael Birmingham, 54 Meridian Way Stockton-on-Tees
Mr Jonathan Dailey, 56 Meridian Way Stockton-on-Tees
Mr and Mrs Ellis, 58 Meridian Way Stockton-on-Tees
Mr Karl Mearthur, 12 Chivers Court Stockton-on-Tees
Mr Mark Robson, 28 Meridian Way Stockton-on-Tees
Mr John Walker, 28 Grenadier Close Stockton-on-Tees
Mr Jonathan Fenwick, 11 Ashmead View Stockton-on-Tees
Mr Shaun Calvert, 32 Meridian Way Stockton-on-Tees
Mrs Helen Ayre, 37 Meridian Way Stockton-on-Tees
Dr Muhammad Siddiqui, 47 Grenadier Close Stockton-on-Tees
Mr Michael Spayne, 21 Meridian Way Stockton-on-Tees
Miss Jan Cook, 9 Burdon Close Stockton-on-Tees
Mr Russell Thomas, 18 Castle Close Stockton-on-Tees
Mrs Andrea Reeve, 1 Castle Close Stockton-on-Tees
Mrs Doreen Forrest, 123 Whitton Road Stockton-on-Tees
Mr Mark Armstrong, 127 Whitton Road Stockton-on-Tees
Mr Wayne Jones, 87A Mountain Road Brynamman
Mr Bill Riley, 16 Grenadier Close Stockton-on-Tees
Mrs Claire Westwood, 7 Meridian Way Stockton-on-Tees
Mr Graham Irish, 4 Chivers Court Stockton-on-Tees
Mrs Lynne Wade, 14 Castle Close Stockton-on-Tees
Mrs Jackie Green, 64 Meridian Way Stockton-on-Tees
Mrs Lorna Shepherd, 7 Fuchsia Grove Stockton-on-Tees
Mr S Pitchers, 60 Meridian Way Stockton-on-Tees
Mrs Susan Gordon, 10 Woodmere Road Stockton-on-Tees
Mrs Lynsey Wood, 10 Brunswick Place Aberdeen
Mr Brian Green, 64 Meridian Way Stockton-on-Tees
Mr Paul Davey, 10 Overton Way Stockton-on-Tees
Miss N McCormick, 60 Meridian Way Stockton-on-Tees
Miss Helen young, 62 Wolviston Back Lane Billingham
Mr Ian McMillan, 8 Woodmere Road Stockton-on-Tees
Jean & Gordon Laverick, 128 Whitton Road Stockton-on-Tees
James Barrie Pearson, 115 Whitton Road Stockton-on-Tees
Ms Suzie Taylor, 41 Grenadier Close Stockton-on-Tees
Mrs Nicola Swainston, 5 Castle Close Stockton-on-Tees
Mrs Yolanda Whitehouse, 1 Ashmead View Stockton-on-Tees
Mrs Fiona Lodge, 9 Ashmead View Stockton-on-Tees
John Hawkes, 31 Castle Close Stockton-on-Tees
Mr R Bonsor, 41 Castle Close Stockton-on-Tees
Mr H Waites, 25 Castle Close Stockton-on-Tees
Mr and Mrs White, 112 Whitton Road Stockton-on-Tees
Mrs G Marr, 108 Whitton Road Stockton On Tees
D Wright, 4 Blue Bell Grove Stockton-on-Tees
Mr and Mrs Gray, 2 Hadasia Gardens Stockton-on-Tees
Alan Langstaff, 9 Premier Road Stockton-on-Tees
J And P Pearson, 115 Whitton Road Stockton-on-Tees
Mr R Key, 15 Blue Bell Grove Stockton-on-Tees
Dorothy Bell, 8 Blue Bell Grove Stockton-on-Tees
Mr and Mrs Berridge, 133 Whitton Road Stockton-on-Tees
D A Carhart, 119 Whitton Road Stockton-on-Tees
Mrs J Wright, 125 Whitton Road Stockton-on-Tees
Mrs A Wilson, 121 Whitton Road Stockton-on-Tees
Miss S L Eden and Mr J Mackinlay, 22 Castle Close Stockton-on-Tees

Mrs Lily Adams, 7 Tanya Gardens Stockton-on-Tees
Barbara Wilson, 7 Burdon Close Stockton-on-Tees
Mr And Mrs Bainbridge, 5 Blue Bell Grove Stockton-on-Tees
B W Eden, 3 Burdon Close Stockton-on-Tees
MC Hale, 16 Castle Close Stockton-on-Tees
W H Wilson, 11 Whitehouse Drive Stockton On Tees
D A Stockdale, 6 Blue Bell Grove Stockton-on-Tees
Mrs Docherty, 35 Premier Road Stockton-on-Tees
Mr and Mrs Jackson, 137 Whitton Road Stockton-on-Tees
J Riley, 16 Grenadier Close Stockton-on-Tees
L Moore, 1 Burdon Close Stockton-on-Tees
Darren Gobby, 42 Meridian Way Stockton-on-Tees

Comments of Support (summarised)

A fantastic opportunity for the schools, the football club, and the wider community to have access to an all-weather training facility, in the very heart of Stockton. This would be a great asset to the community. The immense benefits, which will not only continue to minimise the anti-social behaviour in the area (children hanging around on the streets), but will also allow children and families to engage in sporting activities in a safe and stimulating environment. These facilities will enable local boys and the local community to realise the significant potential that exists in them.

Stockton Town FC a community club with a football for all approach to its services.

This development would allow the club to grow even more at present I believe it has 19 teams boys, girls and seniors and with the grounds and weather we have in this country it must be busting at the seams.

This development will help them play more games and allow them to get more young people involved and will lead to 16+ having a chance to play at a really good level of football.

The football club has ample parking and has sufficient space to house the all-weather pitch with no adverse impact on the community. There will be little impact on traffic in the local area as the entrance will be into the existing car park.

The club is very responsibly ran by a team of dedicated and committed individuals.

A number of teams within the League would like to use the facilities for training as there is a lack of facilities for outdoor training. It could also benefit the League when there is bad weather if we can hire the facility to complete games when the weather is bad and grass pitches are unavailable.

The stand and toilet facility for the grass pitch are badly needed as there is no cover from wind and rain and also the toilets are back in the main club area and need to be much closer to the pitch.

No league games can be played on the 3G pitch, moving associated noise further from the houses on Bramley Gardens than it is at present. Sound proofing, which does not exist at the moment, has been included and the stand will face away from the houses again helping to lessen the impact. I notice that the flood lighting is of the latest LED technology minimising any potential for light pollution.

Average crowds for Northern league games are less than 150 and, assuming the club qualify, these would be only for a couple of hours a week during the football season.

It is 50 years since the town of Stockton had an adult football team playing in the top league(s) of north east football. The adult team has made huge strides in 5 years and this development is necessary to help to return to those days.

I am proud to be associated with Stockton Town Football Club, I know personally a lot of the volunteers and staff and see how much hard work and dedication goes into running this organisation and to take it to the levels they have already is wonderful for everyone involved.

The football club has used this ground for almost 20 years without any problems and a lot of careful consideration and planning has gone into this, the people of Stockton should be proud of it.

As a past player of " Stockton Football Club" in the "Victoria Ground days" I understand the proposal to update their facilities. Gone are the days where players have to put up with training under spotlights and muddy conditions, today's players need to have the best facilities available to them, i.e. floodlights all weather turf etc. on their doorstep and not to go and travel to other venues.

I consider the proposals to be realistic and considerate, allowing the club's growth, while responsibly minimising any impact to the local community. As a resident who lives close to the club, I believe the club to be a huge asset to the local community, and these proposals will guarantee its future for the long term.

Stockton Town FC's aim of Northern League football is to be congratulated, and I regard the proposals for a stand and floodlights to be well thought-out and sustainable. It is important to remember that three local schools will also make use of the 3G pitch investment, and it is undoubtedly preferable that this resource is provided through FA grants and fundraising, rather than being paid for by the Council Taxpayer.

I would like to support this application as a club and grass roots supporter. Facilities are key to the development of players and to encourage children of all ages to participate in sport. Fewer and fewer facilities exist for clubs and this would be a welcome departure from the gloom for children. It will promote less anti-social behaviour with facilities that will benefit all. It will show the council is supporting clubs. With wetter winters I would even go so far as to say without this development the club may not survive as good players will go to clubs that have 4g

Comments of objection (summarised)

The grass pitch is currently within 40 meters of Bramley Green estate and the senior pitch will be within 60 meters. The current level of use for matches already causes problems with excess noise & foul language which can be heard inside and outside homes. This proposal means more matches & spectators year long 7 days a week from 9am up until 11pm when the lights go out and up to 6 matches at once with capacity for over 260 spectators. The noise and language will be magnified to an intolerable level for all residents not just the ones that back onto the site.

Noise travels further at night so the 'lateness' of the opening hours will cause problems for most families who will be trying to settle youngsters down for bed when the matches will be in full swing, and on school nights this will be particularly undesirable.

Bramley Green is a family estate with many young primary and pre-school children. This development would bring noise and light pollution until late at night, loss of privacy, stands over-looking family gardens, or level with windows) and the increase in abusive foul

language which is routinely heard from the football matches. Despite complaints the football club is unable to curb this existing behaviour, which will now be greatly magnified, which will result in interference with our rights to a normal family life, for all local families. How can this be controlled when there are spectators etc. Shouting and foul language is an unfortunate part of the game. Spectators leaving the ground are also not averse to freely swearing and dropping litter.

Surrounding family homes rely on being able to use their gardens with their children and the use of foul language associated with football matches will massively impact on this as well as on children trying to sleep.

The pitches will be used by 2 schools and a college during the day and then holidays, evenings and weekends by 19 teams associated with the football club all of which suggests the club has grown too big for its location.

They have stated all along that Stockton Sixth Form, Grangefield School and Our Lady and St. Bedes schools were hopefully going to be the main users during the daylight hours.

This contradicts the correspondence we have received about 2 of these education authorities stating they want nothing to do with the project and the 3rd is thinking along the same lines also.

Concerns are raised about the level of development the club will require in the future such as increased spectator facilities, manned turnstiles etc in order to move up the league's.

Increase in access points to the boundary fence will encourage street parking away from the official car park and result in noise and access problems for residents.

Traffic is already a problem along Bishopton Road West, particularly as school children are being dropped off and picked up from school. This development will undoubtedly lead to increased traffic at other times (weekends and evening). This will increase the chance of accidents and injury to pedestrians.

Parking will be an issue, the car park is used 5 nights per week with fitness classes that are on and shared by the college so add in the cars for players and spectators the car park will not accommodate this and it will be inevitable that there will be spillage over to the local estates especially Bramley Green.

Residents were told when the current development to the existing pitch went ahead that at no time would floodlights be added. Now a few years they are trying to add them together with one stand. In a few years time perhaps another stand or two until we have a stadium.

The use of metal storage containers is not appropriate and needs re-thinking and is it necessary to provide changing and refreshment facilities as they are available in the club house. These buildings will be visible from our rear facing 1st floor living room which backs onto the site.

The hours of opening seven days a week are far too excessive and cause unacceptable levels of noise and disturbance to residents.

There are no facilities for waste storage, collection and recycling.

Suggested that the Natural Turf Pitch should be limited to Stockton Town FC fixtures only.

The football club should never have been located in a residential area. The club should be located away from residential properties on a brownfield or similar site where its impacts would not be so notable. This not the right area for the proposal as it has already been indicated that the club have future plans and should they look to move beyond Step 5 other sites should be the consideration. Then why can other sites in more idea areas away from residential homes not be considered now.

I come from a sporting background playing Rugby in the premier division, and still play on a local level today. It is clear to see this football club is doing well and has outgrown its current playing field. The plans they have in place are massive and would have a serious negative impact on the local residence. This is not what sport is about, it should be bring communities together and benefit everyone not just the selected few and it should drive a healthier lifestyle forward for everyone. This is opposite of what it is offering this local community. This club seems to have big and amazing plans and should find a location more suitable which will allow it to grow further in the future and not be detrimental to anyone's quality of life or welfare. Our club has stands/seats for at least 200 spectators and we do create a lot of noise, It's part of the game. We wouldn't dream of having such a venue so close to a residential estate, it is Ludacris.

It is stated the pitches should be a minimum of 100 meters away from schools and colleges? What is the reason for this? Does the same reason not apply to local residence as it is proposed approximately 40 meters from Bramley Green estate residence.

Has there been an impact study on our wildlife e.g. Bats, Owls, Foxes, Blackbirds, Finches etc. All of which occupy the local habitat, what impact will the additional lighting and noise have on them? These species interact with each other in various ways. To deny this may lead to one or more of those wildlife groups being lost in that area. Surely we should be looking to conserve and encourage everyone to give nature a home. Protect our birds and wildlife so that our town will preserve its current wild life with a view to it expanding.

Our houses will be de-valued and the works would put people off purchasing properties in the adjoining residential areas. One objector advised that he had pulled out of purchasing a house in the area as a result.

There has been no thought for night shift workers.

We already hear the noise from the ground on a Sunday morning, which is acceptable, but not every-day from morning till night at a much increased capacity and with increased thoroughfare through the estate.

How effective will the bund be in stopping noise? and why is it only for one side of the site.

If we could limit the opening times, address the access points so that it doesn't affect the Bramley green area and reduce the height of the lighting columns I wouldn't have such a strong objection to the scheme.

Why has the pitch and changing facilities been proposed so close to a residential area? Residents consider there are errors and ambiguity in the submission information, including the Noise assessment, suggesting that assumptions rather than facts have been used to define the likely noise levels such as wind direction, soft ground surrounding, source heights or receivers of the noise etc. The parameters of the actual development are quite different to those on which this acoustic report depends for its integrity; and thus the conclusions of the report should be discounted.

There are existing facilities in the Stockton area can be used the develop football skills and to have competitions or matches generally.

If allowed the impact will be far reaching and could have serious consequences to those wanting to unwind from a busy working day. Not to mention the future educational studies of the young children living there.

The footprint of the housing that this development affects is huge. The social impact of which could become horrendous.

The Indicative turf bund/mound shows surface area but not height. Access to this mound will compromise privacy to the local community at both ground and first floor level. Ambiguous and open to interpretation. Height should be stipulated and access prevented.

The optimum lighting stanchion level is given as twelve to eighteen mtrs with fifteen chosen for the artificial pitch. Leaving the possibility of eighteen mtrs for the grass pitch. Ambiguous and open to interpretation. Height should be stipulated to ensure acceptable outlook and reduced light pollution for both pitches.

A full and comprehensive list of sports using the facility has not been submitted by the applicant, thus leaving the activities open to interpretation. The sports facility is to be run as a business to generate money to secure long-term financial funding for STFC. If this application is granted it will greatly increase the use of the location at the expense of the local community.

It is open to debate if this type of facility is actually required, as the North Shore Development will meet with current needs. The Grange has a vast expanse of green sports acreage.

The local main roads are very busy with ineffective traffic lights when turning right onto Oxbridge Avenue - this would exacerbate the existing problems further.

Bishopton Road West is also an accident black spot and a school, college and supermarket near by and is in close proximity to the development entrance increasing the risk of pedestrian casualties. Bishopton Road West is already highly congested and the impact of further development is not appropriate and will increase traffic congestion.

Car parking provision is not sufficient and will result in parking problems and or illegal parking within the surrounding residential streets and in an area where parking is already a problem.

Light from the development will be materially detrimental to the surrounding residential areas.

Loss of privacy,

Given the size and scale of this proposal there is nothing to suggest that the minimal amendments made would have any significant reductions on the adverse affects to residents lives.

Floodlights would be used from August through to May; this is when the trees around the pitches will have no leaves on them offering no blockage from the floodlights.

The club will actively encourage wherever possible booking for the AGP away from the 9pm till 10p.m. time slot, yet contradicting itself closing at 9p.m. would bring the facility close to being unsustainable. (This does not instil confidence that this will actually happen)

A public address system must be provided which is clearly audible in all those areas of the ground, which can be occupied by spectators. Excessive and unacceptable levels of noise, this will be above existing levels of noise and foul language already being experienced. If step 5 league status is achieved it will be required.

Emergency access must be provided for the emergency services and maintained free from obstruction. This is not shown on the application but if step 5 league status is achieved it will be required.

Noise. Since the Football club house opened and a licence granted for late night use or other fitness activities it has been quite plain to hear the music and shouting of its visitors. This proposal will compound that.

It is stated the stand will not bring any more intensive use and number of spectators will not increase, this will not be the case. The average attendance for Northern League matches is 150 spectators, the top 3 teams being 492, 320 and 257, way above what it is now for Stockton FC. It is obvious numbers will increase and extra revenue will be sought. The better the team does the more spectators this will bring. Therefore the numbers of spectators will increase and the impact on the local residents will be greater.

The environmental noise report says the sound power level of the area source is design noise emission of 100 people talking with raised voices. People at football matches do not talk in raised voices, they shout, scream, swear, sing and chant so the 99 decibels stated is surely going to be far greater than this in reality. It also doesn't take into account other game play noises such as ref whistles, ball being kicked and hitting against the fence etc. Noise reduction is just that it reduces noise and does not eliminate it and these pitches are far too close to residents homes for it not to have a severe adverse effect even with noise reduction measurements in place.

With regards to natural mitigation such as trees and woodland areas these are without foliage for the majority of the year and will provide little effect with regards to light/noise pollution and loss of privacy. Players and fans will access the pitches via a pathway alongside the perimeter mesh fence which runs parallel to residents back gardens without any noise attenuation/privacy measure in place.

Building brick facility area will not protect from the noise, our 3 storey house doesn't and the noise can be heard just as clearly from the front of the house and beyond, noise will also be generated from players entering and exiting the facilities.

Where is the sewage pumping station, mentioned on the changing rooms plans and elevation drawing, to be situated? Is this something else that will cause noise/smells and what happens when the pump breaks down?

Has the impact of the additional drainage from the ATP to the beck been assessed? It states they don't require a tannoy system at the level they are currently at, but these proposals are so the club can gain entry to the next league and their aim of level 5, where a tannoy system is required. They state they will use this for emergency announcements only and will be happy for restrictions on amplified music (this is a contradiction in itself, if it's for emergency announcements only why would they make a statement regarding any other use?) So again this is additional noise nuisance and something else that hasn't been factored in the noise report.

The mesh fence that currently exists is very noisy, this is a very windy area and the wind whistles through it producing a lot of noise. It states rubber inserts shall be installed to REDUCE noise rattle and vibration from ball impact. Nothing can be done about wind noise and the inserts will only reduce noise rattle and vibration it will not stop it.

The floodlights for the ATP are there to "enable the facility to be used to its full potential by local sporting and recreational groups". This statement in itself goes to show this is the clubs aim meaning residents who will be living ridiculously close to this pitch will receive no respite.

Putting a bund to the east of the ATP will not make it aesthetically pleasing to residents who bought homes looking onto a field not a grass mound.

The parking makes no mention of any F.A fixtures that are hoping to be held if this proposal goes ahead or extra numbers that it will bring by moving to the next league. The better they do the more spectators (up to 200) this will bring. Neither does it mention the people who require parking for gym classes or the club house etc. or staff.

To say the car park at the Club is now not full is ridiculous - drive round there at about 6pm on most nights and you struggle to get a space as the club is used by keep fit and other groups.

The submitted Management of facilities policy is vague and subjective with regards of the management intent of STFC. In this document it states that the football club will allow our educational partners use of the facility during educational hours. In light of the previous sections it would appear the educational interest in STFC's proposal is far more limited than this statement suggests. This is even more restrictive with respect to the Natural Turf Pitch, where the use of the facility during educational hours only 'exists as reasonably practicable and will be balanced against the club's programme of use'. This is an ambiguous statement and should be balanced against Sport England's comments.

The active pitch plan (avoid late slots) is irrelevant given that the club have stated that they require long opening times to make the scheme financially viable. In reality this comment is subjective and un-enforceable and a token statement at the mercy of revenue.

Concerning the switching off of floodlighting, what does 'actively manage' mean in the document? This is vague and I believe only for the purposes of the application. How will it be monitored and enforced? The maximum use of floodlighting to 2 nights per week only refers to the natural grass pitch, not the Astroturf pitch.

Another ambiguous statement is that the social facilities will only be normally used when the NTP is in use; further definition is required.

The Football Clubs statement that they will introduce and maintain expected standards of behaviour that will include signage and standards on foul and abusive language' is almost laughable given the fact that this issue has apparently persisted to date. A few signs are likely on their own to have any impact. How exactly do the club expect to maintain this issue?

The submission states that one of the primary reasons that the facility is required is to ensure long term sustainability of the club. In reality it would appear to be about going up a league level rather than sustainability of the club in its present form. It also states that operation post 21:00 hrs is required to be financially viable. This statement only re-affirms residents views that the capital required is only capable of being raised through extended

hours of operations (7 days a week, until 22:00 hrs). Thus, the gain of STFC at the expense of the local residents. Such a statement demonstrates a clear cavalier attitude to the local residents surrounding the current facility. It is further concerning that such an inflexibility is due to financial constraints. This is in contrast to their 'active pitch plan' and suggests that 100% use, up to 22:00 hrs is required. It is in contrast to ref. 12, where it stated that users will be encouraged to not use the 21:00 hr slot. It is also in contrast to ref 3. where it states The ATP hours of use will be determined through the planning process and consultation and is open for discussion and can be agreed to be altered.

Concerns raised over whether there is actually a strategic need for this facility.

Extra access points will mean increased foot traffic which will result in decreasing privacy to residents, problems with litter and the estate and bridleways being used as shortcuts.

The refreshment area will also cause issues with litter and possibly smells depending on its use.

Youths already climb over my wall into my garden as part of a short cut across the site.

Outdoor activities at The Elm Tree Social Club are restricted to 9pm, this should be the same.

The existing pitch drainage causes flooding problems and despite requests, nothing has been done about it.

06/3283/FUL – Granted permission for football pitches which were not supposed to be used for spectator sports, merely as training.

The revised details do nothing to improve the situation for nearby residents or reduce the impacts.

There is no compromise on opening times and given the fact that STFC state reducing the opening hours would make the facility unsustainable. Therefore, the assurances that the ATPs furthest from housing would be booked first (active pitch plan) seem irrelevant as STFC are clearly hoping for fully booked pitches to maximise revenue.

It must be noted that very few supporting comments come from local residents meaning these supporters will benefit from the facility but not be affected by the inherent problems.

Clearly the ambitions of STFC are to progress up the pyramid and gain promotion. However, as stated the current site has its limitations. Surely a different site, away from residential areas should be considered now.

The facility maybe desirable to criminals which in turn would put the surrounding areas at risk.

PLANNING POLICY

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

The following planning policies are considered to be relevant to the consideration of this application:-

National Planning Policy Framework

Paragraph 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.
2. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

8. Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

Core Strategy Policy 6 (CS6) - Community Facilities

1. Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.

2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.
3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.
4. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

Saved Policy REC1 of the adopted Stockton on Tees Local Plan

Development which would result in the permanent loss of playing space will not be permitted unless:

- (i) Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site, or
- (ii) Alternative provision of equivalent community benefit is made available, or
- (iii) The land is not required to satisfy known local needs.

MATERIAL PLANNING CONSIDERATIONS

15. Planning permission is sought for works at Stockton Football Club which operates on land leased from the Council on the fields to the rear of 'Our Lady and St. Bede's' School on Bishopton Road West and which has its club house and parking areas adjacent to Stockton Sixth Form College.
16. The proposed works can be broken down into two areas, works and additions to the existing natural turf pitch where the team play their match's and works to create an artificial turf pitch.

Legislation requires planning applications to be determined in accordance with the development plan in force unless material planning considerations indicate otherwise. For the purposes of this application the development plans are the 1997 Local Plan and the Core Strategy Development Plan. The main planning considerations are the principle of the development, Operation of the use and works proposed, Highway, Traffic and Parking Related Matters, the Impacts on Residential Amenity

Principle of Development

17. Saved Policy REC 1 from the Local Plan indicates that development which would result in the permanent loss of playing space will not be permitted unless sports facilities can be retained and enhanced, alternative provision of equivalent community benefit is made available and the land is not required to satisfy known local needs. In view of the proposal replacing a grass pitch with an artificial turf pitch it is considered that overall provision would be an improved offer and would satisfy the requirements of this policy.
18. Core Strategy Policy 6 (CS6) relating to community facilities advises that the quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced and multi-purpose use encouraged to provide a range of services and facilities to the community. The proposed works are considered to generally meet the aims of this policy.

19. In view of these matters it is considered that the principle of the proposed works is in accordance with the development plan. Consideration therefore needs to be given to other material planning considerations in order to determine whether there are any matters or impacts which would outweigh the principle of development being in accordance with policy. The main matters in this regard relate to the impacts on surrounding residents and highway related matters. These and other material planning considerations are considered as follows;

Operation of the use and works proposed

20. The proposed works to the Natural Turf Pitch include the provision of a roofed spectator stand that will have 107 seating and 100 standing capacity (total 207), a 3m high ball stop fence is proposed to the western side of the pitch to segregate it from the remainder of the school fields, a 2m high acoustic fence along the eastern side of the pitch, two new dug outs along the northern pitch boundary, floodlighting and an amenity block immediately adjacent to the pitch which will include the provision of changing rooms, toilet facilities and social / refreshments area.
21. The artificial turf pitch (ATP) proposed is slightly smaller than the existing natural turf pitch and would include the provision of 4.5m high ball stop fencing around it, floodlighting, a storage container, a spectator area, and an acoustic fence to the eastern edge. The applicant also proposes a landscaped 2.5m high bund to the eastern edge with a 1.2m high fence around it to act as a buffer to the new artificial pitch.
22. Also proposed are a new access path and gateway to the club house with associated fence and footpath connections to both Grangefield School to the south and Our Lady and St Bede's.
23. The football club are indicating a need to utilise the artificial pitch between 9 am and 10pm Monday to Friday and 9am to 7pm on Saturday and Sunday.
24. It is understood that there are a total of 8 pitches at the site although the submission indicates that not all pitches can be used all of the time due to restrictions such as lack of floodlighting, the need to alternate use on grass pitches to prevent excessive wear etc.
25. The Football club have indicated that their junior pitches can only be used midweek when daylight allows and that these are staggered to alternative evenings (Tuesdays and Thursdays) and they indicate that older players' games are on a Wednesday and Friday evening. The submission indicates that some junior players are dropped off and picked up whilst some parents stay throughout (suggested this is roughly a 50/50 split). The submission indicates that only Stockton Town FC teams (of which there are 19) use the existing facilities and if the Artificial Turf Pitch were to be successful, the club would envisage approx. 20 hours a week use by their own teams during winter months with remaining hours being used by other clubs (likely to be football or rugby) or across the community.
26. The football club intend to actively manage the use of all pitches, to have an Artificial Turf Pitch supervisor present whilst the pitch is in use.
27. The Football Club entered into a Community Use Agreement (March 2007) with Stockton 6th Form College, Our Lady and St. Bede's School, The Council and the English Sports Council. The agreement sought to allow for community use of the facilities which amounted to 8 pitches and the club house and that these are used in relation to a football development programme. Hours detailed in the agreement were 6pm – 11pm weekdays and 9am to 11pm weekends and school holidays and it is understood that during the school week, the school/ college have access.

Highway, Traffic and Parking Related Matters

28. The provision of the artificial turf pitch and the installation of floodlights around both it and the natural turf pitch will allow for a more intensified use of the site for football matches / training, although these pitches can already be used for football during the day. As such, the amount of traffic already associated with the use should be reflective of the amount (at any single time) of the proposed use, although the need for parking would be likely to continue into the later hours and may increase at changeover times where it could double up.
29. Residents are concerned that there is insufficient parking to serve an intensified use of the pitch's due to the number of pitch's that would be available, the doubling of users at changeover times and the use by spectators. The applicant has sought to point out that they currently have 176 parking spaces available for use, that there are not significant numbers of spectators associated with the training use of pitch's and they consider adequate parking is achieved taking into account some children being dropped off for training and some car sharing taking place.
30. The Council's Head of Technical Services has considered the submitted information and considers that adequate parking is provided taking into account shared travel, walking and drop offs all being a likely part of travel to the site. A request has been made for cycle parking provision at the site and a condition is recommended accordingly.
31. Residents are concerned that the lack of parking will result in people parking in the nearby residential streets and accessing the site from there, however, the club have advised that the site is fenced and gates in the perimeter are locked apart from the one which is adjacent to the club house which is next to the designated parking for the club. In view of this, parking in the surrounding residential streets should be unnecessary. The Head of Technical Services has raised no concern on this matter, considering adequate parking exists. Were parking problems to occur in the surrounding residential areas then this would be a matter for the Local Highways Authority to consider and act upon as necessary.

Hours of Operation and Impacts on Residential Amenity

32. The proposal seeks to use the artificial turf pitch up to 10pm on weekdays and 7pm on Saturday and Sunday which would, during some months, involve the use of the floodlighting.
33. Local residents have objected to the proposed hours of use due to the impacts on residential amenity. Residents are concerned that allowing these hours of use will mean that they will be continually blighted by noise from the pitch's preventing reasonable enjoyment of their gardens and homes and due to the uncontrollable foul language used during match's which they indicate they can hear very clearly from the estates on both sides of the pitch and that this will prevent them from being able to allow their children to use the gardens and will affect their children when trying to get to sleep. Residents consider there will be no respite from the noise and they will be unable to relax as a result, considering that the use would be intensified to a point which is unsuitable next to a residential area. Whilst the football club indicate that they will actively try to prevent such use of language, residents do not see how this can be possible, particularly as some may come from spectators.
34. Officers raised concerns over the proposed hours of use due to the likely impacts of noise and disturbance on the nearest residents in the Bramley Green estate to the east, the properties of which are around 70m away with the Council's Environmental Health Officer

objecting to the proposed hours of use and recommending conditions were the scheme to be approved in relation to lighting and earth bunding.

35. In view of these matters officers requested that the football club consider reduced hours of operation to those which they are applying for, suggesting 8pm on Monday to Friday and 4pm on weekends which would serve to give some respite to surrounding residents. The football club have suggested that these operating times would deem the proposed operation of the artificial pitch as being unsustainable and that they would not apply for funding were such restrictions placed on them.
36. Importantly, Sport England and the Football Association (FA) have commented on the scheme, partly referencing the hours of use and viability. The FA have indicated that an 8pm cut off for the artificial pitch would be a deal breaker for FA investment into the pitch meaning that this community facility would not go ahead. They indicate that the vast majority of pitches operate until 10pm, with a small minority closing at 9pm and suggest that noise mitigation should be looked at rather than reducing hours of use as well as restricting the number of evenings that the natural turf pitch would be used. Sport England has asked to be re-consulted should the hours of use substantially change from those requested by the applicant.
37. Notwithstanding any issues of viability, the proposals will have an impact on residential amenity which is a material planning consideration and it is argued that viability in this instance would be insufficient to outweigh a significant and detrimental impact of noise from the development. The applicant has detailed the landscaped bund (2.5m high and landscaped), provided a noise report and proposed to erect 2m high acoustic fencing to the eastern side of the artificial and natural turf pitch's.
38. The Councils Environmental Health Unit has indicated satisfaction that the bund and acoustic fencing would reduce the decibel level of noise from the activity on the pitches when in use and has recommended that the hours of use are controlled by the hours by which the floodlighting can be used, suggesting the floodlighting should not be used more than twice a week and no later than 10.00pm Monday to Friday, unless the fixture being played is a cup tie in which case the lights shall be turned off at 10.20pm. Weekend hours of use shall be no later than 6.30 pm Saturdays, and no use on Sundays and that the floodlights shall be used during the football season only (August-May).
39. The natural turf pitch is already in existence and spectators can already therefore have a noise impact. The siting of the spectator stand will not necessarily increase this although should spectators bang on the stand etc then this could increase noise levels. That said, it is understood that the use of the natural turf pitch would be a maximum of 2 weekday nights per week. The flood lighting would allow the pitch to be used later into the evening when low light levels may currently prevent its use and its use would therefore stretch further into the season. Notwithstanding this, 2 matches' per week is considered unlikely to raise significant impacts over the ability for the existing natural turf pitch to already have an impact. A condition is recommended to limit the use of the floodlighting associated with the natural turf pitch to no more than 2 nights per week and that when in use, the floodlights shall be turned off by no later than 10pm unless the fixture being played is a cup tie in which case the lights shall be turned off at 10.20pm which is in line with the condition recommended by the councils Environmental Health Unit.
40. The football club have advised that they would operate an active pitch management plan to use pitches furthest away from housing ahead of the closer pitch's and actively book up the earlier time slots for the artificial turf pitch's prior to using the later slots where possible. Whilst this is a sensible approach and would reduce the impacts of the scheme, it is noted that the operation is a commercial venture and if busy, the 10pm opening time would be

used continuously. As such, a requirement for a management plan is conditioned; however, it is not being relied upon to address all amenity issues, only to improve it.

41. Although the acoustic fencing and bunding associated with the artificial pitch is considered would reduce the noise levels associated with the pitch, the nearby residents would remain to hear the noise associated with it. It is considered that using the pitch until 10pm (which could involve four 5 a side games at the same time) would still represent an undue impact on residents due to it being at a time of night when occupiers of the family homes should be able to expect reduced impacts on amenity. In view of this matter, it is considered appropriate to restrict the use of the artificial pitch to 9pm Monday to Friday and 5pm on Saturday and Sunday as well as requiring detailed schemes for the landscaping on the bund and for the 2m acoustic fencing being proposed to be increased in height to have an improved impact. The hours of use for the floodlighting of the artificial pitch will be limited to the same hours.

Spectator Stand

42. Objectors have raised concerns over the provision of the spectator stand partly on grounds of ambiguity between the initial statement and the submitted drawing (capacity of stand) and partly on the noise that residents consider it is likely to result in when in use. The applicant has submitted revised information which details the stand as having the capacity for 100 standing and 107 seated spectators and has confirmed that this is required to meet the stage 5 ground criteria.
43. The use of the stand is considered to raise no significant concerns as spectators could as easily be stood around the edge of the pitch having a similar impact.

Amenity Block / Changing Rooms

44. The applicant initially proposed an amenity / changing block which was essentially fitted out metal storage containers. Officers raised concerns over the appearance of the amenity block and were concerned over the number of windows in the elevation which faced towards the nearby residential properties, the closest part of the gardens of which are approximately 32m away on the opposing side of the landscape buffer which separates the housing estate from the ground. The applicant has submitted revised plans for a masonry constructed amenity block, with insulated pitched roof which has a far improved appearance to the previous building although which is a higher structure. The extent of openings in the rear elevation has been significantly reduced down to provide two high level changing room windows, a door into the plant room and a door into the toilets.
45. The building is now considered to be of a suitable appearance taking into account its location whilst the construction nature of the building and positioning of openings should limit the extent to which noise from the building would be heard externally. In view of the proximity of the building to residential properties it is considered appropriate to limit the extent to which this building can be used, particularly in view of the club already having a club house. Conditions are recommended to prevent amplified music being played in the building, prevent the sale of alcohol, prevent the use of a public address system except in the instances of an emergency public announcements (required for stage 5 ground grading) and to prevent the amenity block being used for any notable period of time after a match has finished.

Future requirements

46. A number of objections raised concerned over the extent of works being proposed and the concerns of more works being required if the club became successful enough to go beyond the stage 5 level as further ground improvements would be required. Officers have discussed this matter with the club who have indicated that they recognise the

current sites limitations and the clubs stated ambition is to play to step 5 of the national system. The club recognise that to play beyond this level would be unachievable on the current site due to the site limitations.

47. Whilst the consideration of this application relates to the details as submitted, the clubs statement is considered to demonstrate their appreciation that the site does have limitations and that investment at this stage would not prejudice any future planning decisions relating to the site should any further applications be submitted.

Flood Lighting and Light Pollution

48. The scheme proposes floodlighting around the existing turf pitch and the artificial pitch which would be mounted on 15m high poles. Objectors have raised specific concerns over the proposed lighting and the impacts this will have as it will be clearly visible from their properties. The lighting is indicated as being of a type which gives excellent control of light spillage and limitation of glare and upward light leakage. This, along with the lighting plan would indicate that the pitches will be well lit but light beyond the edges of the pitch will rapidly decrease. Although the lights will be visible from further afield including the surrounding residential properties, the lighting would not light their garden areas. Notwithstanding the limited spread of the lighting being proposed, it is acknowledged that the properties currently back onto playing fields which are currently unlit.
49. As the lighting will be visible but will not light people's gardens etc. then it is similar to lighting that one would associate with street lighting or a lit car park. As the site is in an urban area and subject to being limited by condition in terms of hours of operation, it is considered that this would not unduly affect residential amenity.
50. Pathway lighting between the club house and pitch's is proposed but this will be at a low level which will not be significant in terms of light spill to the surrounding area. A requirement to turn this off in line with other lighting is proposed.

Landscaping, bunding and noise reduction measures

51. The scheme proposed an earth bund be provided to buffer between the proposed artificial pitch and nearby residential properties, however, for this to have any effectiveness, it needed to be designed to prevent spectators using it. A number of objections were received about this matter and the lack of detail to support it, including details of the bund and details of noise attenuation as a result.
52. The applicant was asked to submit further information on these matters and a bund section has been received which shows a 2.5m high planted bund surrounded by a 1.2m high fence. The Head of Technical Services has recommended a better form of planting and maintenance and a condition is recommended to achieve suitable provision.

Other Matters

53. Perimeter ball-stop fencing is proposed around all sides and ends of the artificial turf pitch to provide ball-stop and to offer a degree of security. The proposed open steel mesh fencing is 4.50m high to all exterior boundaries of the artificial pitch. The fencing adjoining the macadam pathway reduces to 1.2m high and rises to 2m high behind the goal storage alcoves for additional ball retention and safety of spectators. The mesh fencing being used has synthetic rubber inserts to panels and post fixings which are aimed at reducing noise, rattle and vibration from ball impacts. Given the nature of the area and existing fencing already surrounding the fields, it is considered that the provision of the fencing would not unduly harm the character or function of the area and would not dominate the nearest residential properties.

54. It is understood that the operation of the football pitch requires the ability to get emergency vehicles to them should they need to. As such access would be related to an emergency and therefore infrequent, this is considered to raise no significant concerns.
55. Sport England has indicated that the proposal will result in the loss of a pitch to provide the Artificial Turf Pitch and that its use should be subject to the imposition of a Community Use Agreement. A condition has been recommended to achieve this. Whilst it is clear that the clubs intention is for community use, a condition is recommended which requires this matter to be formalised.
56. The proposal will need to provide both surface water and foul water drainage. An indicative scheme of drainage has been provided which details the foul water being piped via small scale pumping station (pump within a chamber) under the footpath to the existing drain. With regards to surface water, the Environment Agency are suggesting a sustainable form of drainage be adopted. Neither foul nor surface water drainage schemes have been designed in complete detail and as such, as with the majority of developments, in instances where it is perceived that adequate drainage could be achieved, these matters are normally dealt with by condition.
57. Objectors have raised concern over drainage connections, the risk of flooding and the potential for smells from the foul drain. It is considered that all of these matters could be avoided through a properly designed scheme and conditions are recommended accordingly. Importantly, the Environment Agency have raised no objection to this proposal.
58. The Councils Environmental Health Unit has advised that there is the potential for the site to be contained from previous uses in the vicinity and has requested a condition be imposed to deal with any contamination should it be found. A condition is recommended accordingly. An informative is recommended to deal with the councils Environmental Health Unit's comments in respect to the need for 'clean' utility trench's.
59. It is considered that there would be no undue impacts on wildlife and that the scheme with its planting will enhance wildlife opportunities.

CONCLUSION

60. The proposal is considered to represent an improvement to the offer of sporting opportunities within the borough and is in principle supported. The addition of the stand, artificial turf pitch and changing rooms are considered to be a sufficient distance from surrounding properties and with adequate intervening space and landscaping to prevent any undue visual impacts for surrounding residents.
61. The operation of the flood lights and the intensification of football training and matches from the site as a result of the proposed flood lights and the artificial turf pitch are considered to give rise to the greatest potential for impacting on surrounding residents, mainly due to the hours which the club seek use. It is considered that the level of impact can be controlled and kept to an acceptable level by conditioning the planning consent to reduced hours of use to those sought as set out in the recommendation above.
62. Adequate parking is provided for the proposed use and expansion of uses.
63. It is recommended that the application be Approved with Conditions for the reasons specified above.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Andrew Glossop Telephone No 01642 527796**

WARD AND WARD COUNCILLORS

Ward Grangefield
Ward Councillor Councillor Carol Clark, Councillor Michael Clark

IMPLICATIONS

Financial Implications:

There are no known financial implications in respect to this proposal.

Legal Implications:

There are no known legal implications in respect to this proposal.

Environmental Implications:

The schemes impact on the surrounding environment has been considered and it is considered that any impacts can be reasonably mitigated.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report. The detailed considerations within this report take into account representations received from interested parties and have reported them accordingly. It is considered that the proposed use would not infringe on peoples human rights.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

There are no known community safety implications in respect to this proposal

Background Papers:

Planning History