

**DELEGATED**

**AGENDA NO 6  
PLANNING COMMITTEE**

**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**

**UPDATE REPORT**

This report is provided as an update to the details within the main report. It includes additional consultation responses received and additional considerations to those detailed within the main report.

**Additional Comments Received**

**Residents**

Two additional letters of objection have been received from;  
Miss N McCormick, 60 Meridian Way, Stockton  
Graham Irish, 4 Chivers Court, Stockton

Objection comments are summarised below;

Reports carried out all seem to err on the side of least impact possible. They do not consider the increase of spectators going into the northern league which on average is 150, or the increase in numbers F.A matches will obviously bring. The noise report is flawed as it relates to 100 people talking in raised voices rather than 200 spectators shouting, singing, screaming, swearing and stamping.

It is suggested that the Environmental Health Officers comments about restrictions do not factor into the recommendations, that the car parking has not taken into account F.A matches and increased numbers from being in the Northern League and it does not acknowledge the car park is used by others using the other facilities.

Objection is raised in respect to a request to reduce opening hours from the council being made but not accepted by the club and that this acknowledges that residents will suffer as a result of these plans. Residents consider the recommendation is putting the needs, profits and benefits of the club before the detriment to the residents.

The Natural turf pitch does not attract anywhere near the capacity of up to 200 spectators and the noise from the number who do turn up is bad enough. It is also only used by Stockton FC in the football season in daylight and dependant on weather. The fact that it will be used in higher league matches, by other users, at night, for F.A matches and for longer hours needs to be taken into consideration as this will also mean noise impact will be greatly magnified.

We are surrounded by playing fields where we live and expect to hear the sounds of games being played but this is completely different to being close to a floodlit football ground with a stand and facilities, drawing much larger crowds and being used at all hours and all year round and with access paths behind our houses. This is quite inappropriate in a residential area.

I am supportive of the clubs ambition but they need to put their stand and floodlights somewhere where they don't damage the amenity of their neighbours in terms of noise, light pollution and traffic. There are plenty of Brownfield sites on the fringes of town and around the borough, surely there is somewhere similar for Stockton Town FC.

This report is geared to the needs and wants of the club and only serves to strengthen suspicion that it was a done deal from the beginning. If the club needs such long hours for the business to be sustainable at the expense of residents then it should be placed elsewhere.

### Head of Technical Services

The club has stated that they have sole use of the 178 space car park after 4pm and on weekends however there does not appear to be anything in place to stop evening users of the college using these spaces. Can you add car parking into the proposed management plan condition,

SBC – Environmental Health Has made additional comments to clarify the comments already made in relation to the two pitches.

Environmental Health previously objected to the above development based on the proposed hours of use and noise, which was considered likely to result in increased use of the site. An Acoustic Report was submitted which addresses these concerns by recommending noise mitigation measures which will reduce noise between 3-6 decibels from the natural turf pitch and 4 decibels for the artificial turf pitch. The effect on the change in noise levels with these measures in place as against their being no measures is categorized 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.

As the artificial pitch may introduce additional usage of the existing field / pitches, it is advised the hours of use and associated floodlighting be restricted to 9am to 9pm Monday to Friday and 9am to 5pm Saturday and Sunday.

The Natural Turf Pitch is already in use between August-May, however as there will be floodlighting as part of the proposal it is advised the floodlighting shall not be used more than twice a week and no later than 10.00pm, unless the fixture being played is a cup tie in which case the lights shall be turned off at 10.20pm.

### Material Planning Considerations

The additional comments raised are similar in nature to those detailed within the main report in that they relate to noise and disturbance associated with additional use and additional hours of use, issues of parking and traffic and other such matters. These have all been considered as part of the main report.

The comments detailed by the council's Environmental Health Officer have been done so to clarify their previous comments which some residents had raised issue with. These relate to the hours of

use for both the artificial and turf pitch's and have also already been taken into account in the conditions within the main report.

Additional comments have been made by the Head of Technical Services in relation to the football club's statement that they have sole use of the 178 space car park after 4pm and on weekends. The Head of Technical Services recognises that there does not appear to be anything in place to stop evening users of the college using these spaces and as such, has requested that the management plan condition recommended include for management of the car parking which it is envisaged would relate to the times when it is likely to be busiest.

### **Recommendation**

That the application be determined in accordance with the recommendation within the main report subject to the wording of the management condition being amended to that below to take account of the need for car park management.

### ***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 and the management of the car park. The management plan shall be operational 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.*

**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