



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

APPLICANT: Mr Michael Good
Little Oakley Memorial Club
Lodge Road
Little Oakley
Harwich
Essex
CO12 5ED

AGENT:

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 18/00811/FUL **DATE REGISTERED:** 22nd May 2018

Proposed Development and Location of the Land:

Variation of Condition 3 of 17/01085/FUL - To allow the use of floodlights on Thursday evenings instead of Fridays.

Little Oakley Memorial Club Lodge Road Little Oakley Harwich

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following conditions;

- 1 The proposed floodlights shall be shielded by fitted cowls in perpetuity as to direct light for their intended purpose.

Reason - To ensure that glare and dazzle does not result in any adverse impact on the surrounding area of residential amenity.

- 2 No variation to the floodlighting scheme hereby approved shall be made, nor shall any further floodlighting be installed without express written planning permission.

Reason - In the interests of residential amenity.

- 3 The floodlights are only to be used on Tuesdays, Thursdays and Saturdays within football season and not at all outside of football season, in accordance with the following operating times;

The maximum annual usage allowance for the floodlights is as follows:

- No more than 10 days per year on any given Tuesday.
- No more than 10 days per year on any given Thursday.
- No more than 10 days per year on any given Saturday.

The maximum floodlight timings are to be as follows:

- On Tuesdays and Thursday to be in use no longer than 6pm to 10pm.
- On Saturdays to be in use no longer than 2pm to 7pm.

Reason - To safeguard the amenity of neighbouring residents in respect of light disturbance.

- 4 The cycle storage facilities shall be erected in accordance with the details approved under planning reference - 17/00272/DISCON. The approved facility shall be retained as approved thereafter.

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

- 5 Outside of match times the 4.5m high twinbar fencing on rollers and a section of the 1.1m high perimeter spectator fencing shall be removed as to allow for access to the field.

Reason - To allow for general public access to the field outside of match times.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans/documents: 151-2_PL_003 R 2, 151-2_PL_006 R 1, 151-2_PL_005 R 1 and 151-2_PL_004 R 1 and the submitted SJB Floodlighting Ltd Grass Pitch Report dated 12-07-2016.

Reason - For the avoidance of doubt and in the interests of proper planning.

DATED: 17th July 2018

SIGNED:



Catherine Bicknell
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

COM1 Access for All

COM4 New Community Facilities (Including Built Sports and Recreation Facilities)

COM7 Protection of Existing Recreational Open Space Including Children's Play Areas and Pitch and Non-Pitch Sports Facilities

COM7a Protection of Existing Playing Fields, Including School Playing Fields

COM8 Provision and Improvement of Outdoor Recreational Facilities

COM21 Light Pollution

EN1 Landscape Character

EN2 Local Green Gaps

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

HP2 Community Facilities

HP5 Open Space, Sports & Recreation Facilities

Positive and Proactive Statement

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

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.