

No.5	APPLICATION NO.	2018/1239/FUL
	LOCATION	JMO Sports Park Liverpool Road Skelmersdale Lancashire
	PROPOSAL	Erection of extension to the existing sports pavilion building; alterations to the existing artificial pitch including the erection of 3 no. football stands; installation of a player/managers bench; erection of toilet and catering facilities; installation of turnstiles and alterations/extension to existing car park.
	APPLICANT	J Mallinson (Ormskirk) Ltd
	WARD	Skelmersdale South
	PARISH	Unparished - Skelmersdale
	TARGET DATE	14th May 2019

1.0 SUMMARY

- 1.1 It is considered that the principle of sports development at this site is acceptable. I am satisfied that there will be no significant detrimental impact upon the character of the area, amenity of neighbouring properties, biodiversity or highway implications. The development is considered to be compliant with relevant planning policies and the application is therefore recommended for approval.

2.0 RECOMMENDATION: APPROVE WITH CONDITIONS

3.0 THE SITE

- 3.1 The site is located within the Green Belt on the western side of Skelmersdale, to the south west of Railway Road, with access taken from Liverpool Road which is to the south east. The wider JMO Sports Park site comprises of car parking, two single storey buildings, several containers, and a series of sports pitches (artificial and grass) and associated fencing and floodlighting. That part of the wider site included within the current application encompasses 1.8 hectares and includes the car park and a small area of grass land adjacent, the main sports pavilion and the largest artificial sports pitch, floodlighting and fencing located directly in front of the pavilion.
- 3.2 To the south of the site is Liverpool Road with residential properties beyond. To the east is Railway Road with St Richard's Catholic School and residential properties along Sandy Lane beyond. To the north lies the vacant Orm Works site and residential properties along Bromilow Road. To the west are the grass pitches associated with the JMO Sports Park.

4.0 THE PROPOSAL

- 4.1 The proposed development is being brought forward by owners of the JMO Sports Park to provide accommodation for Skelmersdale United Football Club and enhanced facilities for the community. The use by Skelmersdale United requires upgraded football facilities in order to achieve FA standard National Ground Grading Step 4. The proposal includes the following:

- Extension to north of existing sports pavilion measuring 10.4m x 18m and including additional rooms at basement level (which will be at external ground level on the north side of the building due to level differences). The extension incorporates an extended function room at ground and basement level, additional changing rooms, toilets and medical room;
- WC and refreshment block located south-west of the existing artificial 11 x 11 pitch measuring 14m x 7.5m x 3.4m to ridge;

- Two tiered and covered standing terraces located south of the existing 11 x 11 artificial pitch, each measuring 40m x 3m x 3.5m high;
- Two covered supporters stands located south of the existing 11 x 11 artificial pitch in-between the two terraces, one measuring 7.8m x 3m x 3.3m high and the other measuring 9.8m x 3m x 3.3m high;
- Dug-out to the north of the existing artificial 11 x 11 pitch measuring 6m x 1.6m x 2.5m high;
- Turnstiles located to the south of the existing artificial 11 x 11 pitch next to the stands and measuring 3.8m x 2.5m x 2.5m high;
- Decking extending out from the pavilion building to the existing artificial pitch;
- Revised and relocated fencing around the pitch to enclose the stands/terraces and WC block and supplemented with a 1.8m high timber panel fence and 1.1m high pitch-side containment fence to separate supporters from the pitch;
- Creation of a 1.2m wide path around the artificial pitch and 1.4m wide path around the extended sports pavilion to the north and between the WC block and the pavilion;
- Extension to existing car park to the SW by surfacing the existing grassed area with permeable paving to match the existing car park to create an additional 63 spaces and 10 motorbike spaces.

4.2 The facilities would continue to be operated by JMO Sports Park and there would be no change to current hours of operation for the sports pavilion (9am to 1am Monday to Saturday and until 12am Sunday) or hours of operation for the pitches, including floodlighting (9am until 10.30pm daily). As a result of the development proposals, one of the 11 a side grass pitches will be relocated approximately 10 metres northwards.

5.0 PREVIOUS RELEVANT APPLICATIONS

- 5.1 2016/1029/FUL - Erection of two units to provide additional changing facilities. GRANTED 17.03.17.
- 5.2 2012/1069/FUL –Variation of Condition No. 4 imposed on planning permission 2011/0346/FUL to allow the building to be used during the hours of 09.00 to 01.00 Monday to Friday, 09.00 to 01.00 Saturday and 09.00 to 00.00 Sunday and bank holidays. GRANTED 10.12.12.
- 5.3 2012/0507/FUL –Retention of roller shutters to all windows and doors. GRANTED 10.07.12.
- 5.4 2012/0198/NMA –Non-material amendment to planning permission 2011/0346/FUL - Addition of external roller shutters above all windows and doors, and change of window to door on side elevation. GRANTED 29.03.12.
- 5.5 2011/1372/NMA –Non-material amendments to planning permission 2011/0346/FUL - Windows removed from side elevation; windows and door swapped GRANTED 17.01.12.
- 5.6 2011/0346/FUL –Demolition of existing sports pavilion and erection of a new multi-function sports pavilion. GRANTED 20.06.11.
- 5.7 2011/0143/FUL - Refurbishment of existing artificial sports pitch and construction of an additional synthetic turf pitch and multi-use games area. Retention and refurbishment of existing lighting columns and luminaires and retention of additional lighting to new constructed pitches. Retention of replacement and additional fencing to perimeter of the site including divisional fencing to pitches. Construction of additional car parking area. Retention of mound along northern boundary. GRANTED 14.04.11.

- 5.8 12001/1257 –Modification of Condition 9 imposed on planning permission 8/2001/0358 to allow floodlights to be used up 11pm. GRANTED 14.03.02.
- 5.9 2001/0358 –Football centre incorporating 8 5 –a – side all weather and 2 7 –a – side all weather pitches. Clubhouse/changing pavilion, car parking and landscaping. GRANTED 24.05.01

6.0 CONSULTEE RESPONSES

- 6.1 LCC HIGHWAYS (25.06.2019) – No objection in principle, the development will not have a severe impact on the highway network. Condition requested.
- 6.2 LCC LEAD LOCAL FLOOD AUTHORITY (11.04.2019) – Unable to provide a substantive response without further drainage details.
- 6.3 UNITED UTILITIES (08.03.2019) – No objection subject to conditions.
- 6.4 COAL AUTHORITY (11.03.2019) – No objection subject to condition.
- 6.5 DIRECTOR OF LEISURE AND WELBEING (16.04.2019) – No objection in principle subject to details relating to hours of use and floodlighting.
- 6.6 SPORT ENGLAND (02.08.2019, 22.05.2019 and 12.03.2019) – Following the submission of further information and consultation with the Football Foundation on behalf of the FA, no objection subject to no loss of existing playing fields, amended D&A statement, amended internal layout of pavilion extension and ground grading confirmation.

7.0 OTHER REPRESENTATIONS

- 7.1 One response has been received from a neighbouring resident who asks what time the facility will close due to noise impact, will size of car park be sufficient and will additional lighting be installed.

8.0 SUPPORTING INFORMATION

- 8.1 The application is supported by the following information:
Design and Access Statement
Planning Statement
Visual Impact Assessment
Transport Statement

9.0 RELEVANT PLANNING POLICIES

- 9.1 National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed. The site is located within the Green Belt. The following policies are relevant:

NPPF

- Promoting sustainable transport
- Promoting healthy and safe communities
- Meeting the challenge of climate change, flooding and coastal change
- Achieving well-designed places
- Protecting Green Belt Land

West Lancashire Local Plan 2012-2027 DPD

SP1 - A Sustainable Development Framework for West Lancashire

GN1 – Settlement Boundaries

GN3 – Criteria for Sustainable Development

IF2 – Enhancing Sustainable Transport Choice

IF3 – Service Accessibility and Infrastructure for Growth

EN3 – Provision of Green Infrastructure and Open Recreation Space

EN4 - Preserving and Enhancing West Lancashire's Built Environment

Lancashire County Council Minerals and Waste Site Allocation and Development Management Policies DPD – Policy M2

Supplementary Planning Document – Design Guide (January 2008)

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Background

- 10.1 Skelmersdale United FC is a historic local football club currently playing in the North West Counties League Premier Division. Until recently, the club were playing at the Utrek Stadium on Staveley Road. However, in 2017, the club were unable to agree a new lease at the stadium. This left the club without a home ground and for the last two seasons and the start of the current season, Skelmersdale United FC have shared grounds with Prescott Cables in Prescott. The “home” ground is therefore approximately 10 miles away in a different town, which has resulted in a loss of local support and identity. Loss of support leads to reduced gate receipts and this, together with costs of the lease for the ground share, operating and league fees and limited opportunities to generate funding by the ground sharing arrangement, has resulted in Skelmersdale United FC unable to generate funds to continue for much longer.
- 10.2 The existing JMO Sports Park is run by a local business and the owner is proposing to develop existing facilities at the site to accommodate Skelmersdale United. This would bring the club back to the town, potentially increasing attendance and subsequent opportunity to generate revenue to be self-financing and retain a presence in non-league football, with an aspiration to return to the national league.

Principle of Development

- 10.3 Policy GN1 of the Local Plan states that planning applications for development in the Green Belt outside of settlement boundaries are to be assessed against both national policy (the NPPF) and any relevant local plan policies.
- 10.4 Paragraph 133 of the Green Belt sets out the government's view that great importance is attached to Green Belts. It states that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence. Paragraph 143 of the NPPF states that inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- 10.5 Paragraph 145 of the NPPF advises that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. One exception to this is *'the provision of appropriate facilities (in connection with the existing use of land or change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'*. Another exception is *'the extension or alteration of a building provided that it does not result in disproportionate additions over*

and above the size of the original building'.

- 10.6 Paragraph 146 advises that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within the Green Belt. One such form of development is engineering operations.

Extension to existing sports pavilion

- 10.7 I consider that the provision of segregated changing rooms, officials changing rooms, medical room and associated toilets comprise appropriate facilities for outdoor sport and outdoor recreation, however, the extension of the function room facility (which makes up approximately half of the area of the extension) does not fall into this category. Nonetheless, the extension to the existing building would be relatively small in scale and seen within the context of other built development on the site. In my opinion the extension would not result in a disproportionate addition over and above the size of the original building and would have no significant impact on this openness of the green belt. For this reason I consider that the extension is acceptable in principle.

Installation of WC/refreshment building, turnstiles, dug out, terraces, stands, decking, paths, fencing and car park extension

- 10.8 The proposed WC building, stands, dug out and turnstiles and associated paths and fencing, whilst introducing further built form into the Green Belt, are considered to fall under the categories outdoor sport and outdoor recreation referred to in paragraph 145 of the NPPF. The extension of the car park is considered to be an engineering operation, which, in accordance with paragraph 146 of the NPPF is not inappropriate in the Green Belt provided it preserve openness and does not conflict with the purposes of including land within the Green Belt. Therefore it must be considered whether the above elements of the proposal, either individually or cumulatively, would preserve the openness of the Green Belt or conflict with the purposes of including land within it.

Green Belt Purposes and Openness

- 10.9 In my view the existing JMO Sports Park is large and the overall footprint of the additional buildings and stands is relatively small having regard to the existing high fencing and hardstandings around the artificial pitch. Paragraph 134 of the Framework outlines the five purposes of including land within the Green Belt. The proposal would not conflict with these purposes and does not represent encroachment into the countryside given the site's current footprint and use. Therefore the proposal does not harm the purposes of the Green belt.
- 10.10 However, it must also be considered what impact the development would have on the openness of the Green Belt. Whether any change would cause harm to openness can depend on factors such as locational context, its spatial or visual implications, as well as scale. In considering the scale of the proposal the development would be viewed within the same context as the existing sporting facility, and is on the very edge of the regional town of Skelmersdale with built development on three sides and adjacent to one of the main routes into the town.
- 10.11 I find the introduction of the WC building, stands and terraces would impact upon the openness of the Green Belt in spatial terms due to the introduction of buildings where no such buildings are currently in place. However, this alone is not sufficient to determine that the development would cause harm to Green Belt openness. Recent appeal decisions have concluded that it is relevant to take into account visual perception as a factor which

may reduce the spatial harm from the effect of a development on the openness of the Green Belt.

- 10.12. Given the location of the proposal and the context in which it is located, I do not find that this development would erode or cause significant harm to the openness of the site or the wider Green Belt. On this basis, I am satisfied that the proposed development is an appropriate facility for outdoor sport and outdoor recreation, which would preserve the openness of the Green Belt and would not conflict with the purpose of including land within the Green Belt as required by paragraph 145 b) of the NPPF.

Principle of Development – Green Infrastructure and Playing Fields

- 10.13 Paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 10.14 Policy EN3 of the Local Plan advises against any form of development that would result in the loss of existing open space and recreation facilities. In addition it confirms that development would not be permitted if it affected the open character of the area, would restrict access to publicly accessible Green Space, would adversely affect biodiversity in the locality, would result in the loss of Green Spaces, Green Corridors and the Countryside, the open space contributes to the distinctive form, character and setting of a settlement, the open space is a focal point within the built up area and the open space provides a setting for important buildings.
- 10.15 As a result of the potential impact on sports pitches/playing field provision at the site, Sport England have been consulted. An objection was raised initially by Sport England due to the potential encroachment of the proposed pavilion extension onto an existing 11 x 11 grass pitch. However, opportunity exists within the adjacent Blaguegate playing fields to relocate the pitch. Following the submission of further information and a proposed re-organisation of playing field pitches on the site, Sport England undertook further consultation with the Football Foundation on behalf of the FA. The Foundation has confirmed that concerns regarding impact on the 11 x 11 pitch has been overcome, the location and specification of the spectator terraces and turnstiles are compliant, as are the changing facilities within the pavilion extension. The Football Foundation and the Liverpool FA have confirmed that for a number of years there has been an ambition to see Skelmersdale United located back in Skelmersdale and consider that upon completion of the proposed development, Skelmersdale United would be provided with an appropriate secure venue which is welcomed.
- 10.16 I am satisfied that the proposed development does not conflict with the requirements of the NPPF or Policy EN3. These policies seeks to support the provision of sports and recreation facilities. Rather than result in a loss of an existing facility, it will safeguard and enhance the current facility, providing a ground for Skelmersdale Football Club, and other community usage. No existing grass pitches would be lost within the wider site. This is also in compliance with the Council's aspirations to support healthy lifestyles. On the basis of the above, I am satisfied that the proposal is compliant with the NPPF and Policy EN3 of the Local Plan.

Design and Appearance

- 10.17 Policy GN3 of the Local Plan states that proposals for development should have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within their surroundings through sensitive design. The Council's SPD Design Guide requires that new commercial development, regardless of location, should be a focus to promote high quality design in order to enhance the overall quality of the built environment, both aesthetically and functionally.
- 10.18 The layout and design of the proposal has been led by the current layout of facilities available at the JMO Sports Park as well as the FA Grade Grounding Step 4 requirements. The location, design and appearance of the terraces, stands, turnstiles and WC refreshment buildings are typical of many non-league football clubs and scope has been built into the design to allow for increased capacity in the future. The layout allows for space to accommodate supporters. The proposed stands and terraces comprise profiled metal clad lightweight structures and the WC refreshment building along with the extension to the pavilion are a combination of brick and profiled metal sheet roofing. These materials have been chosen to ensure that minimum maintenance is required and to match the existing pavilion. In order to reduce visibility of the stands and terraces from outside the site, they will be built at the level of the existing pitch, which sits lower than the car park to the south, thereby reducing visual impact of the development. I am satisfied that the proposed buildings and extension are of an acceptable scale, design and appearance having regard to the urban backdrop to the site in compliance with Policy GN3 of the Local Plan.
- 10.19 The existing 6m high mesh fencing around the existing pitch will be relocated behind the proposed stands/terraces and provision will be made for a 1.1m high close boarded fence required by the FA. In addition, a new 1.1m high mesh fence will be erected close to the run-off area, between the stands/terraces and the pitch to prevent supporters entering the pitch. This, together with the decking area and additional pathways are considered acceptable and will be seen in the context of the existing facilities and areas of hardstanding on the site.
- 10.20 It is proposed to extend the car park by approximately 80m x 16m to create an additional net gain of 61 regular spaces and 13 disabled spaces as well as 10 motorbike spaces. This area will be surfaced to match the existing permeable paving. Provision is also made for coach parking. The layout of the car park is satisfactory and a grassed area will be retained between the car park and Liverpool Road to soften the development. On this basis, I consider the layout and appearance of the development to be acceptable and in accordance with Policy GN3 of the Local Plan.

Highways and Parking

- 10.21 The proposed development will utilise the existing access off Liverpool Road. The Highway Authority has been consulted and is of the opinion that the use of this access is appropriate and acceptable. The existing car park has a capacity of 162 spaces split between two parking areas, which is regularly underutilised. It is proposed to extend the western parking area with 63 new spaces and the loss of 2 spaces. Accordingly, there will be a net gain of 61 spaces, bringing the total number of spaces to 223.
- 10.22 A Transport Statement has been submitted with the application which identifies the levels of traffic anticipated to be generated by the proposed development and the potential relocation of Skelmersdale United FC. At present the existing facilities at JMO Sports Park include 5 x 5-a-side pitches, 3 x 7-a-side pitches, 1 x 9-a-side pitch and 1 full size pitch. Even if every player and official drove individually to the facility, capacity would remain for additional staff/visitors. It is anticipated that the busiest period of use of the facilities would be when Skelmersdale United are playing at home. Currently approximately 150

supporters watch at Prescot Cables. This number could rise to approximately 500 supporters (home and away fans). However, a significant proportion would access the site on foot and some may car share. Having assessed the estimated likely vehicular trip generation, LCC Highways are satisfied that sufficient capacity has been provided to meet the needs of the proposed development. I concur with this view.

- 10.23 I am satisfied that vehicles would be able to manoeuvre safely within the site and that adequate parking provision is proposed. On this basis the proposed development is considered to be compliant with Policies GN3 and IF2 in the Local Plan.

Impact on Residential Amenity

- 10.24 Policy GN3 of the WLLP states that development should retain or create reasonable levels of privacy and amenity for occupiers of neighbouring land uses. In my view, although the intensity of the site would increase during home matches of Skelmersdale United FC, I am satisfied that the proposed development would be sufficient distance from the nearest residential neighbours to ensure that the development would not cause any significant harm to the amenities of neighbouring residents, through poor outlook or noise in accordance with Policy GN3.
- 10.25 The nearest residential properties to the pitch-side development are along Liverpool Road and Welbourne. The proposed car park extension does not extend significantly towards dwellings along Liverpool Road than the existing car park to the east of the access road. The current lighting within the car park will be relocated and details of this together with luminance levels can be required by condition in order to prevent excessive light spillage. Properties along Welbourne lie to the east of the proposed terraces. However, Railway Road lies between the site and the residential properties. The existing artificial pitch is used on a frequent basis at present and the additional use by Skelmersdale United FC would not, in my opinion, result in such a significant impact upon surrounding residential properties to warrant refusal of the application.
- 10.26 To the north of the site, the proposed extension to the pavilion would result in this building projecting towards residential properties at the end of Bromilow Road. A distance of approximately 100m is retained between these dwellings and the existing pavilion, although the extension includes an extended function room, the main doors open out into a decking area facing the pitches to the west. No changes to current operating hours are proposed. As a result of the proposed development an existing 11 x 11 grass pitch would be marked out slightly closer to properties on Bromilow Road but no significant impact on residential amenity is anticipated as a result of this amendment to the layout of the wider site.
- 10.27 Overall, I am satisfied that the location of the proposed developments at the site and resultant interface distances are sufficient to ensure that there would be no undue impact on neighbouring residents from noise and disturbance.

Trees and Biodiversity

- 10.28 No loss of trees is envisaged as a result of the proposed development and in this respect, the proposed development complies with Policy EN2 of the Local Plan.

Surface Water, Drainage and Flood Risk

- 10.29 In terms of the principle of development relating to flood risk, the application site lies entirely within Flood Zone 1, the least susceptible to flood risk. The NPPF and Policies GN3 and IF3 of the Local Plan require that any development upon the land should not

result in unacceptable flood risk or drainage problems and should achieve a surface water run-off rate to that equivalent of the greenfield run-off rate.

- 10.30 In terms of foul drainage, this will connect to the public sewer and United Utilities has confirmed that they have no objection to the development, provided the site is drained on a separate system.
- 10.31 Limited details have been provided regarding surface water drainage. However there is an option for the disposal of surface water (culverted watercourse adjacent the site) and given that sustainable drainage principles have previously been adopted for the existing car park (permeable paving and underground attenuation), I consider that a sustainable drainage scheme can be provided, the full details of which can be secured by condition. As such, I am satisfied that the proposed development is compliant in principle with the NPPF and Local Plan Policy regarding drainage and flood risk

Mineral Safeguarding Area/ Coal Working Area

- 10.32 The site lies within a Minerals Safeguarding Area as identified in LCC's Minerals and Waste Site Allocation and Development Management Policies DPD. Within these areas, planning permission will generally not be granted for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals found on the land unless the applicant can demonstrate that the mineral concerned is no longer of any value or has been fully extracted, or there is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
- 10.33 The applicant has provided an assessment of the scope for mineral extraction at the site and concludes that given the site is predominantly already developed and the proposed development comprises minor structures within the boundaries of the existing sports park, any potential mineral resource is already effectively sterilised. Even if any mineral resource could be extracted viably, the structures are semi-permanent in their construction, therefore this would be possible. However, due to the close proximity of residential properties surrounding the site, extraction is unlikely to be acceptable due to creation of noise, dust, vibration etc. Therefore, on balance, I consider the development of the site outweighs the limited potential for mineral extraction on the site and is in compliance with Policy M2 of the Minerals and Waste Site Allocations DPD.

Summary

- 10.34 In summary, it is considered that the principle of the proposed development at this Green Belt site is acceptable and appropriate development in the Green Belt resulting in limited harm to the perception of openness and no conflict with its purpose. I am satisfied that there will be no significant detrimental impact upon the character of the area, amenity of neighbouring properties, drainage or highway safety. The development is considered to be compliant with relevant planning policies and the application is therefore recommended for approval.
- 10.35 However, it is not possible to determine this application at present, as the neighbour consultation period has not expired as additional neighbours were notified at a late stage in the planning application process. Therefore it is recommended that the decision to grant planning permission be delegated subject to no further issues being raised which have not been addressed in this report.

11.0 RECOMMENDATION

- 11.1 That the decision to grant planning permission be delegated to the Director of Development and Regeneration subject to the receipt of no further issues being raised that have not already been addressed within the body of the report.
- 11.2 That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation 11.1 above be subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
 - Plan reference PL04 Rev B (Proposed site plan) received by the local planning Authority on 6th June 2019;
 - Plan Reference PL20 (Standing terraces A&B) received by the Local planning Authority on 1st April 2019;
 - Plan Reference PL12 Rev A (Proposed stand A) received by the Local planning Authority on 4th April 2019;
 - Plan Reference PL13 Rev A (Proposed stand B) received by the Local planning Authority on 4th April 2019;
 - Plan Reference PL10 (WC Block) received by the Local planning Authority on 2nd January 2019;
 - Plan Reference PL06 Rev B (Proposed ground floor plan) received by the Local Planning Authority on 12th June 2019;
 - Plan Reference PL07 Rev A (Proposed basement plan) received by the Local Planning Authority on 6th June 2019;
 - Plan Reference PL08 (Proposed elevations) received by the Local planning Authority on 2nd January 2019;
 - Plan Reference PL16 (Dugouts) received by the Local planning Authority on 2nd January 2019;
 - Plan Reference PL18 Rev B (Turnstyles) received by the Local planning Authority on 19th June 2019;
 - Plan Reference PL09 Rev B (Fencing plan) received by the Local planning Authority on 19th June 2019;
 - Plan Reference PL15 Rev A (Car Park Extension Proposed) received by the Local Planning Authority on 6th June 2019;
 - Plan Reference PL19 Rev A (Car Park Section) received by the Local Planning Authority on 19th June 2019;
 - Plan Reference PL21 Rev B (relocated 11 a side pitch) received by the Local Planning Authority on 6th June 2019;
3. No development above slab level shall take place until full details and samples of the external walling and roofing materials of each building together with samples of external hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:
 - a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels;
 - b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate (estimated assuming a greenfield site and a high runoff soil type for 1 in 1, 1 in 30 and 1 in 100 + climate change). The scheme

shall subsequently be implemented in accordance with the approved details before the development is completed;

c) In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.

d) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change);

e) Measures taken to prevent pollution of the receiving groundwater and/or surface waters, including watercourses;

f) A plan to show overland flow routes and flood water exceedance routes and flood extents.

g) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. The scheme shall be implemented in accordance with the approved details prior to development hereby approved being brought into use. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details

5. No development on the extension to the sports pavilion shall take place until details of any mechanical ventilation or other plant to be installed on that extension have been submitted to and approved in writing by the Local Planning Authority. No other systems shall be installed thereafter without the express written consent of the Local Planning Authority. The details required by this condition shall include measures to ensure that any such systems are acoustically isolated from the fabric of the building to minimise the possibility of structure borne sound and vibration. The approved scheme shall be implemented in full prior to the extension being brought into use.
6. No building hereby approved shall be occupied until a scheme detailing the proposed lighting to be installed on the site has been submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed and maintained in accordance with the agreed scheme.
7. Notwithstanding the details submitted no part of the development hereby permitted shall be occupied until a scheme for the provision of cycle parking has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before any part of the extended car park brought into use and shall be retained as such thereafter.
8. The sports pavilion including the extension hereby approved shall only be open for business between the hours of 0900 hours and 0100 hours Monday to Saturday and 0900 hours and 0000 hours on Sundays and Public/Bank Holidays.
9. Prior to the first use of the extended car park, a scheme shall be submitted to and approved in writing by the Local Planning Authority that provides for 6 electric vehicle charging points on the site. The scheme shall identify the car parking spaces, charging points, ampage and cabling. The approved scheme shall be implemented in accordance with a timetable to be agreed in writing and shall be retained for the duration of the development.
10. The proposed extension to the car park shall be provided in accordance with the approved plan prior to either the extension to the pavilion or the football stands being brought into use.

Reasons

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the external appearance of the development is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

4. To ensure that the final drainage designs are appropriate following detailed design investigation. To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that water quality is not detrimentally impacted by the development proposal. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development. So that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. To safeguard the amenity of the occupiers of the buildings, adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To ensure that adequate provision is made for parking cycles on the site in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To safeguard the amenity of the occupiers of the buildings, adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. In the interests of sustainable transport choice and to comply with Policy IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
10. To ensure adequate provision is made for the parking of vehicles on the site in accordance with Policy GN3 and IF2 in the West Lancashire Local Plan 2012-27 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:
SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
IF2 - Enhancing Sustainable Transport Choice
IF3 - Service Accessibility and Infrastructure for Growth
EN3 - Provision of Green Infrastructure and Open Recreation Space
EN4 - Preserving and Enhancing West Lancashire's Built Environment
together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.