



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
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Mr Michael Hannant
Newport PC Sports Committee
The Reading Rooms
High Street
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Essex
CB11 3QY

Dated: 26 June 2023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application Number: UTT/22/3480/FUL

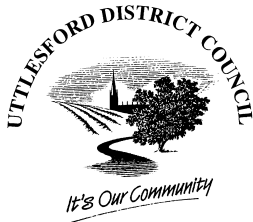
Applicant: Mr Michael Hannant

Uttlesford District Council **Grants Permission** for:

Installation of a Multi Use Games Area (MUGA) connected to two playground areas on vacant space at an existing Recreation Ground at Newport Recreation Ground Frambury Lane Newport Essex

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
LOCATION PLAN	Location Plan	06/01/2023
FLOODLIGHT SPECIFICATIONS	Lighiting plans	06/01/2023
LIGHTING CHARTS AND SPILLAGE	Lighiting plans	06/01/2023
LIGHTING COLUMN DETAILS	Lighiting plans	06/01/2023
MUGA RATIONALE	Other	14/06/2023
OPERATING AND MAINTENANCE MANUAL	Other	14/06/2023
PL041	Block Plan	14/06/2023



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PL041

Combined

14/06/2023

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 The Floodlights hereby approved shall only be used when pitch in use and to be switched off at 10pm.

REASON: To protect the residential amenity of neighbouring occupiers in accordance with ULP Policy GEN2, GEN4 and GEN5.

- 4 The roof netting of the multi-use games area hereby approved shall be maintained and replaced in accordance with the 'Play Innovation Operating & Maintenance Manual' and the 'Declaration to Sport England dated 6th June 2023'.

REASON: To provide protection for the users of the multi-use games area from potential ball strike and to safeguard the sporting use of the playing field in accordance with ULP Policy GEN2 and GEN4.

- 5 Within three months of first use of the multi-use games area hereby approved, the replacement cricket practice nets shall be implemented in accordance with the 'ClubTurf International Pitch' specification.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] in accordance with ULP Policy LC3 and LC4.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
NPPF4 - National Planning Policy Framework July 2021		
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN5 - Light Pollution	Thaxted Neighbourhood Plan	Uttlesford Local Plan Adopted 2005
LC3 - Community facilities	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
LC4 - Provision of outdoor sport and recreational facilities beyond settlement boundaries	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

Notes:

1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

2 Building in Accordance with the Plans

Planning permissions are given on the basis of the details submitted. If you plan to make any changes whatsoever to deviate from the approved plans then you are strongly advised to liaise with Uttlesford District Council Planning Services prior to undertaking any works. You may require a new planning application or a variation to your existing permission. Failure to construct in accordance with the plans could lead to potential Enforcement Action.

Requirement to Comply With Your Conditions

Please read all of your conditions carefully. All of your conditions must be complied with. Failure to comply in full with a planning condition placed upon your permission may result in potential Enforcement Action. Planning conditions require certain things to be done at certain times, often prior to the commencement of any works. If you are in any doubt as to the requirements of your conditions please liaise with Uttlesford District Council Planning Services.

Building Regulations

Did you know that this permission may require Building Regulations approval? For further information please contact the building control team on 01799 510510, or by emailing building@uttlesford.gov.uk or by visiting our website www.uttlesford.gov.uk/buildingcontrol

Rights of Way

The applicant is reminded that the grant of planning permission does not entitle them to obstruct a Right of Way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, they should, on the receipt of planning permission, apply without delay to the Local Planning Authority for an order under section 257 of the Town and Country Planning Act 1990. In the case of any other right of way, application should be made to the Secretary of State for an order under section 247 of the Act. In either case development shall not be started until a decision has been taken on the application.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land, or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonable beneficial use in its existing state, nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990, or section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as appropriate.

You are advised to seek professional advice before embarking on the serving of a purchase notice.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

3 GENERAL GOOD PRACTICE MITIGATION TO AVOID ECOLOGICAL IMPACTS DURING THE CONSTRUCTION PHASE

To avoid killing or injuring small animals which may pass through the site during the construction phase, it is best practice to ensure the following measures are implemented:

- a) Trenches, pits or holes dug on site should be covered over at night. Alternatively, ramps (consisting of a rough wooden plank) or sloped/stepped trenches could be provided to allow animals to climb out unharmed;
 - b) materials brought to the site for the construction works should be kept off the ground on pallets to prevent small animals seeking refuge;
 - c) rubbish and waste should be removed off site immediately or placed in a skip, to prevent small animals using the waste as a refuge; and
 - d) should any protected species or evidence of protected species (i.e Badger or hedgehog) be found prior to or during the development, all works must stop immediately and a suitably qualified ecologist contacted for further advice before works can proceed.
- All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.



Dean Hermitage
Director Planning