

PLANNING COMMITTEE – 26 APRIL 2022

Reference Number: 21/00707/FL

Application expiry: 29.04.2022

Application Type: Full

Proposal Description: Application for a proposed new clubhouse and associated parking (Amended Plans)

At: Wingerworth Junior Sports Association, Derby Road, Wingerworth

For: Mr Andy Stopps

Third Party Reps: 14 local residents (11 supporting and 3 objecting)

Parish: Wingerworth

Ward: Wingerworth

Report Author: Emily Cartwright

Date of Report: April 2022

MAIN RECOMMENDATION: Grant permission, subject to conditions.

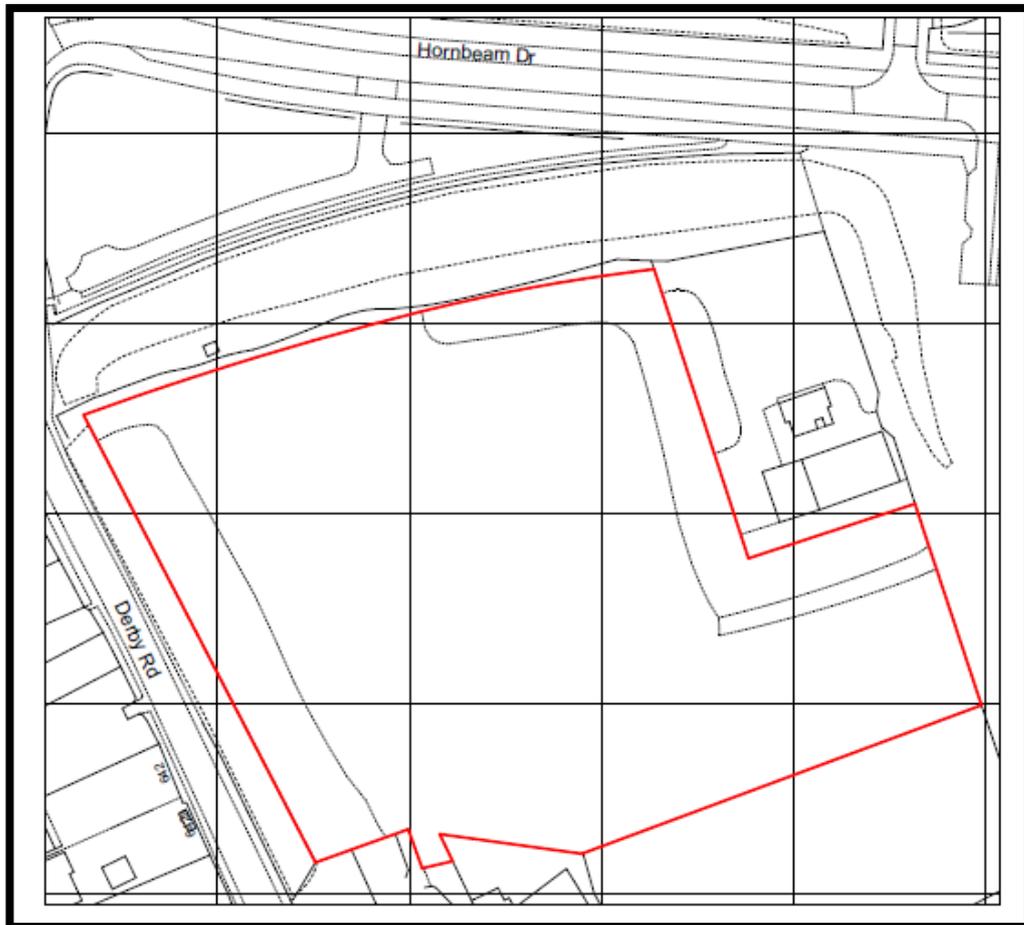


Figure 1: Site Location Plan

1.0 Reason for Report

- 1.1 Cllr Ruff requested that the application be considered by Planning Committee following statutory consultee comments.

2.0 Proposal and Background

Site Description

- 2.1 The application site is Wingerworth Junior Sports Association longstanding base to the east off Derby Road, adjacent to the former Avenue Coking Works which was closed in 1992.
- 2.2 The wider site has been remediated and redeveloped for housing and recreation purposes. It forms a designated Strategic Site in the Local Plan.
- 2.3 The site is afforded with an existing access point, which is accessed via the new established Silver Birch Way, part of the Kier Living's housing development to the south of Hornbeam Drive.
- 2.4 The well screened site comprises of two full size football pitches, one five a side pitch, a mixture of shipping containers and Portakabin structures which are utilised as changing rooms, storage and social facilities, along with a number floodlights.
- 2.5 There is limited informal parking available within the site.
- 2.6 Set within a largely residential area, the site is bounded by new housing developments to the east and south. To the north of Hornbeam Drive is The Avenue car park which is utilised by Wingerowrth JSA and users of the wider country park.
- 2.7 The application site is located within the defined Settlement Development Limit of Wingerworth and designated as a formal sports site in the Local Plan.

Proposal

- 2.7 Full permission is sought for the construction of a new clubhouse and associated parking at Wingerworth Junior Sports Association, Derby Road, Wingerworth.
- 2.8 The scheme (proposed site plan below) includes the continued use of the site as the home of Wingerworth JSA, and the proposal aims to consolidate and improve their existing facilities within a single purpose built building.
- 2.9 The proposed clubhouse would be sited 9m away from the south east boundary of the site positioned between the five a side pitch and the southern full sized football pitch.



Figure 2: Proposed site plan

2.10 The clubhouse (proposed elevations below) would be of a contemporary design and comprises of the following main areas:

- Main central community space
- Kitchen/Bar
- Meeting room
- 2 no team changing rooms
- 2 no official changing rooms
- Accessible toilets
- Storage areas.

In addition to the main areas, the clubhouse would incorporate a plant area and separating corridors to allow clear and 'dirty' access to be managed effectively. At first floor, an externally accessed wrap around viewing balcony with be sited to the north of the building and integrated within the roof design.

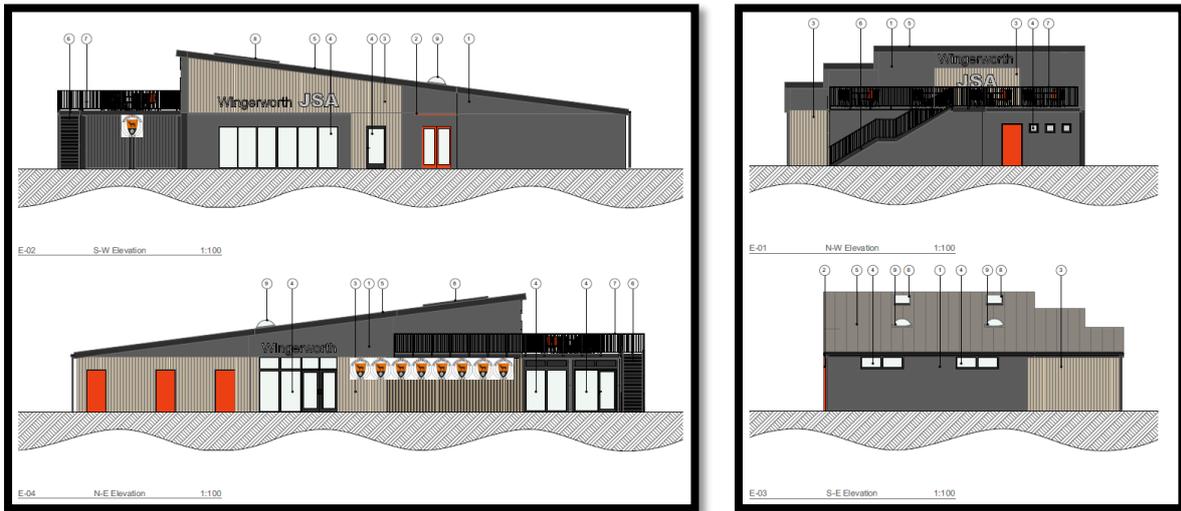


Figure 3: Proposed clubhouse elevations

- 2.11 To facilitate the development, to minimise costs and to provide a sustainable approach to the project a few of the existing Portakabins and container units would be re-used and integrated into the design of the clubhouse.
- 2.12 The clubhouse would be finished with a mix of dark grey and orange metal cladding and timber effect cladding, and covered with a monopitch metal clad roof.
- 2.13 The access will remain unchanged in its existing position to the west of Silver Birch Way. The associated parking would be sited along the route of the existing gravel access road and comprise of 12 parking spaces, 2 of which would be accessible.
- 2.14 Currently, The Association has an agreement with the Avenue Country Park to utilise the public car park off Hornbeam Drive which is sited approximately 155m to the north of application site as their main car park which has capacity for 60 vehicles (see below). The Association proposes to continue with this set up as part of the scheme.

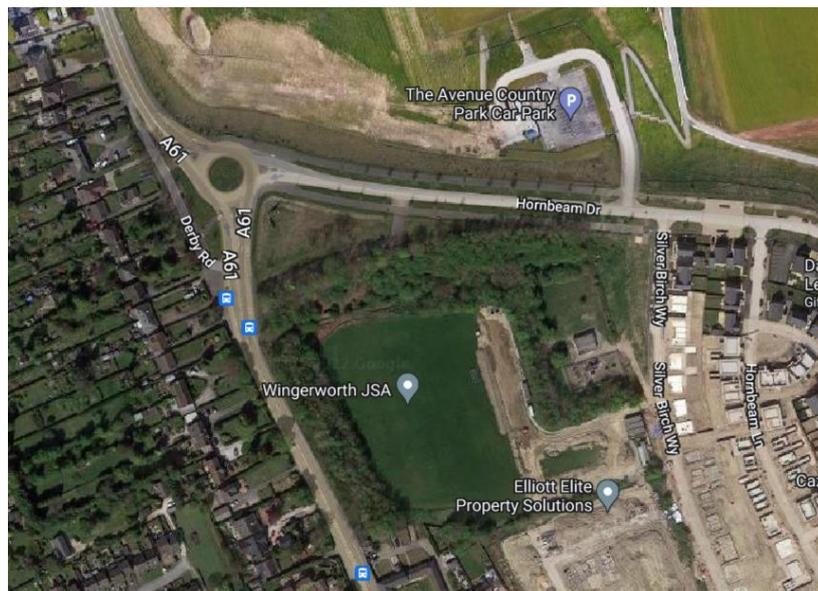


Figure 4: Google map view of site and location of The Avenue car park

- 2.15 The scheme would also include a covered area for the parking of 10 cycles.
- 2.16 Operationally, the site will continue to be used over weekends and during daylight hours in evenings during weekdays. The Association proposes the following hours of operation:
- Monday to Friday 17:00 – 20:00
 - Saturday, Sunday and Bank Holidays 09:00 – 22:00

3.0 Amendments

3.1 The following revised plan have been provided:

- 021-007-AAD-01-ZZ-DR-A-0001-P03 Proposed Site Plan (date published 24.11.2021)
- Design and Access Statement Rev B (August 2021)

3.1 In addition to amended plans the following accompanying details have been provided:

- Design and Access Statement Rev B, dated August 2021
- Coal Mining Risk Assessment prepared by the Coal Authority, dated September 2021
- Sport England Clarifications, dated October 2021
- Transport Analysis Report prepared by Ayen Consulting, dated December 2021

4.0 Relevant Planning History

4.1 There is no planning history on the site. Officer's do however note there has been extensive planning history on adjacent sites.

5.0 Consultation Responses

5.1 The **Parish Council** have provided no comments.

5.2 **Ward Member Cllr Ruff** raised no objections, although they do share some concerns raised over potential parking issues.

5.3 **Ward Member Cllr Shipman** raised no objections to the proposal.

5.4 County **Highways Authority (HA)** initially raised concerns due to insufficient information having been submitted. Following the submission of Transport Assessment the HA raised concerns with potential long-term impacts of the clubs forecast increase in members and recommend that in the event that parking demand increases it may provide necessary either to improve or prohibit parking in the vicinity. The HA have confirmed that the development will not lead to an unacceptable impact to highway safety, or the residual cumulative impacts on the road network would be severe.

- 5.5 **Environmental Health (EHO)** raised no objection to the proposal.
- 5.6 **Coal Authority (CA)** initially raised concerns as the site falls within the defined Development High Risk Area and there was no accompanying report. Subsequently a Coal Mining Risk Assessment, dated 10 September 2021 was submitted and the CA withdrew their objection to the proposed development subject to the imposition of intrusive site investigation conditions.
- 5.7 **Yorkshire Water (YW)** initially raised concerns as it appeared from the site layout that the building would be sited over the public sewerage system located within the site. Following the submission of a drainage survey plan demonstrating the closest part of the building is sited 3.6m away from the sewer, YW raised no objections subject to the inclusion of conditions.
- 5.8 **Sport England (SE)** initially raised concerns due to insufficient information to demonstrate that the development accords with policy Exceptions E2 of Sports England's playing Field Policy and Paragraph 99 of the NPPF. However following clarification from the applicant withdrew their objection and raised no objection to the application subject to planning conditions being attached to any decision.

6.0 Representations

- 6.1 The application was published by way of neighbour letters and the display of a site notices adjacent to the site.

6.2 Objections

- 6.3 4 letters of objections from 3 residents have been received and cover the following points:

6.4 Highway Safety and Parking

When the club is playing you can't park anywhere as the team and parents park outside mine and neighbours properties limiting parking for residents.
(Officer comment – this is dealt with in section 8 below)

- 6.5 The parking spaces in the application will be not be sufficient to accommodate all the vehicles associated with the patrons using the facility.
(Officer comment – this is dealt with in section 8 below)

- 6.6 The current parking controls are a small sign on the end of an orange bollard, this is not enough of a deterrent and will only get worse if a more formal clubhouse is built.
(Officer comment – this is dealt with in section 8 below)

- 6.7 The signs ask parents to use the road or the public car park. What happens if they are full as they don't belong to the club? There is no way for the club to control the parking situation.
(Officer comment – this is dealt with in section 8 below)

- 6.8 If the clubhouse is used for events other than football, say on an evening, I do not have confidence that the parking situation will be controlled.

(Officer comment – this is dealt with in section 8 below)

- 6.9 Request that conditions are put on the application to increase on-site parking provision to accommodate their patrons, and a commitment from the club to proactively manage the parking and commit to taking appropriate action, to prevent overspill onto Silver Birch Way and the surrounding roads.

(Officer comment – this is dealt with in section 8 below)

- 6.10 It would appear from this notice that parking on the main road is considered to be acceptable, however this will not only affect emergency access and seriously inconvenience local residents, but may ultimately affect the safe operation of Derby Road due to the potential for congestion at the roundabout due to parked vehicles obstructing free passage of other vehicles. It is imperative that the club ensure that all potential parking is catered for on-site.

(Officer comment – this is dealt with in section 8 below)

6.11 Noise

The application states that it will be open until 10pm, there is potential for a considerable amount of noise being generated by players, spectators and staff of up to three matches outdoor, the potential for considerable disruption to the residents who are in very close proximity to the facility with little provision for any kind of noise barrier, not to mention light pollution from pitches which are floodlit.

(Officer comment – this is dealt with in section 8 below)

6.12 Use

It is highly likely, as with most facilities of this nature that the club members will in the future want the clubhouse to be used for other purposes, such as private functions. These generate funding for facilities such as this and are often well used for such purposes. The downside to this is the inevitable extended opening hours for such uses (usually midnight and beyond) and the associated increase in parking and the noise from patrons leaving the venue. The LPA should consider conditioning the future use of the clubhouse to ensure that it is used for its intended purpose only and to ensure that any potential future contraventions can be appropriately enforced.

(Officer comment – this is dealt with in section 8 below)

- 6.13 The application shows the use as being F3 which is local community; however it does not state which of the four classes within F2 they are applying for.

(Officer comment – this is dealt with in section 8 below)

- 6.14 In order to prevent a financial and resource burden on the police and local authorities to address and monitor issues which may arise, I request that limitations be put on the hours of operation of the facility.

(Officer comment – this is dealt with in section 8 below)

6.15 Neighbour Notification

Request that the application be put on hold until all the properties on Silver Birch Way are built and are inhabited. I feel it is only fair that the residents are able to be consulted and given the opportunity to comment regarding a facility which is so close to their residential dwellings and which is highly likely to have

a huge impact on their daily lives. It does not feel appropriate for this facility to go ahead when such a small percentage of stakeholders are able to comment. *(Officer comment – All neighbouring properties have been notified by way of letter and a site notice was placed adjacent to the site)*

- 6.16 **11 supporting comments** have been received covering the following points:
- 6.17 The proposed club house will have a positive impact for the community, players, coaches and parents providing a safe environment for the club to thrive as well as the local community.
- 6.18 The proposed building for club use would be an improvement on the containers stored down there and benefit many local children and families.
- 6.19 The current facilities are inadequate for the children to use, the need to improve facilities is essential.
- 6.20 The club provides an invaluable service to young people in the community by providing physical exercise, positive mental health and positive social interactions.
- 6.21 The clubhouse would be beneficial for the village as it would encourage children to engage in sports when there is a real lack of activities for them to participate in out of school locally.
- 6.22 WSJA is one of the local grass route club that does not have clubhouse facilities. We have seen players and even whole team move clubs because they want better facilities. Providing the clubhouse should help keep players and teams.
- 6.23 I stand firmly in favor of the development, the facility will gain no greater use than the cabins already on site but will in fact provide a shelter, warmth a safe environment for siblings.
- 6.24 The plans provide adequate parking.

7.0 Relevant Policy and Strategic Context

North East Derbyshire Local Plan 2014-2034 (LP)

- 7.1 The following policies of the LP are material to the determination of this application:

SS1 Sustainable Development
SS3 The Avenue
SS7 Development on Unallocated Land within Settlements with defined Settlement Development Limits
SDC4 Biodiversity and Geodiversity
SDC11 Flood Risk and Drainage
SDC12 High Quality Design and Place making
SDC14 Land Potentially affected by Contamination or Instability

- ID3 Sustainable Travel
- ID4 New Social Infrastructure
- ID10 Open Space, Sports and Recreation Facilities

Wingerworth Neighbourhood Plan (WNP) adopted July 2018

- 7.2 The following policies of the WNP are material to the determination of this application:

WC1 Wingerworth Settlement Development Limit
WC12 Design Principles

National Planning Policy Framework (NPPF)

- 7.3 The overarching aims of the National Planning Policy Framework (NPPF) have been considered in the assessment of this application.

Other Material Planning Considerations

- 7.4 Successful Places Interim Planning Guidance, adopted December 2013.
- 7.5 The following adopted **Supplementary Planning Documents** are relevant to this application:
- Sustainable Buildings and Developer Contributions
 - Successful Places Interim Planning Guidance

8.0 Planning Issues

Principle of Development

- 8.1 The application site is situated in within the defined Settlement Development Limit of Wingerworth and also falls within the strategic site allocation for The Avenue.
- 8.2 Local Plan Policy SS1 states that in order to contribute to sustainable development, proposal will promote the efficient use of land, the re-use of previously developed land, buildings and existing infrastructure in sustainable location and create well designed places that are accessible, durable, adaptable and enhance local distinctiveness.
- 8.3 Local Plan policy SS7 states that development on sites within Settlement Development Limits that are not allocated in the Local Plan will be permitted, provided that the proposal is appropriate in scale, design and location to the character and function of the settlement and is compatible with, and does not prejudice any intended use of adjacent sites and land uses.
- 8.4 Local Plan Policy SS3 states that proposals for the comprehensive mixed use development of this site will be permitted where they protect and/or enhance existing open space, sport and recreation facilities. Furthermore Local Plan policy ID10 seeks to protect and enhance all existing open space, sports and recreation facilities.

- 8.5 The NPPF looks to support sustainable development, good design is a key aspect of this. Development should be visually attractive, sympathetic to the local character and history of the area and maintain a good sense of place.
- 8.6 Paragraph 92 on the NPPF also aims to achieve healthy, inclusive and safe places with promote social interaction, are safe and access and enable and support healthy lifestyles.
- 8.7 The proposed clubhouse and associate parking aims to help protect the long-term future of the existing community sporting facility, as such the principle of the development in this location is considered acceptable subject to having satisfactory impacts upon the character of the area, residential amenity, highways, drainage, land stability and ecology.

Design and Impact on the Character of the Area Considerations

- 8.8 Local Plan Policy SDC12 requires all new development to be of a high quality design and make a positive contribution to the quality of the local environment.
- 8.9 The application site features a well screened playing field that comprises of two full size football pitches, one five a side pitch and a number of single story ancillary buildings populating the east and northern boundaries of the eastern part of the site and comprise a mix of shipping containers and portakabin structures which are utilised as changing rooms, storage and social facilities in conjunction with Wingerworth JSA.
- 8.10 The submitted plans illustrate that the proposed clubhouse would be sited at the center of the site, positioned 9m from the south east boundary of the site positioned between the five a side pitch and the southern full sized football pitch. The associated parking would be sited along the route of the existing gravel access road and comprise of 12 parking spaces.
- 8.11 It is considered by Officer's that the proposed clubhouse and associate parking by reason of their siting, scale, design and finished materials are appropriate for their intended use, the contemporary design is of a high quality and will make a positive contribution to the local environment.
- 8.12 The clubhouse would replace a number of structures which are of poor design and condition by consolidating the built form on site into one structure. This would raise the design standard of the site and surrounding area and overall provide a positive redevelopment of the site.
- 8.13 Officer's note and welcome the sustainable approach to the design by way re-purposing a number of the shipping containers on site.
- 8.14 In respect of boundary and landscaping details, the submitted Design and Access Statement confirms that all existing boundary fencing, walls and access points are to be retained to the perimeter of the site. All trees which bound the site would also be retained. To enhance the proposal, additional soft landscaping would be introduced along the existing eastern boundary adjacent

to Silver Birch Way to provide additional screening and security to the site. These details will be agreed through suitably worded conditions.

- 8.15 In view of the above, it is considered by Officer's that the proposed scheme would be of a style, proportion and materials in keeping with the surrounding area and the overall design of the scheme accords with Successful Places. As such it is considered that the scheme would represent a positive redevelopment of the site and the scheme would be acceptable in design and landscape impact terms.

Privacy and Amenity Considerations

- 8.16 Local Plan Policy SDC12 seeks to ensure that new development protects the amenity of existing and creates a good quality of amenity for future occupiers in terms of privacy, overshadowing and/or any overbearing impacts.
- 8.17 The site is bounded by a number of residential properties to the east and south, namely Silver Birch Way and Milford Drive.
- 8.18 The proposed layout indicates that the clubhouse would be sited 9m from the boundary with the properties along Milford Drive to the south of the site and 66m to the properties along Silver Birch Way.
- 8.19 The scheme has been assessed against guidance provided in Successful Places, and a full assessment of how the clubhouse and associated parking will impact on the existing and future neighbouring residents has been undertaken by Officer's.
- 8.20 The orientation and layout of the clubhouse has been designed so that the public areas, such as the wraparound viewing balcony are positioned to the north of the building, away from the residential properties along Milford Drive. The sloping roof would ensure there is no loss of light and acts as a screen ensuring no overlooking back towards to the south east of the site.
- 8.21 Officer's note the concerns raised by local residents in relation to the use of clubhouse, possible extended hours of use and the associated increase in noise and disturbance to local residents.
- 8.22 The clubhouse features a main central community space, the Design and Access Statement confirms that this is intended to be used as a temporary teaching space as well as hosting community based activities. Operationally, the site will continue to be used over weekends and during daylight hours in evenings during weekdays. The Association proposes the following hours of operation for the clubhouse:
- Monday to Friday 17:00 – 20:00
 - Saturday, Sunday and Bank Holidays 09:00 – 22:00
- 8.23 Officer's are of the view that the proposed temporary teaching space and community based activities are both acceptable uses with minimal impacts on the amenity of neighboring residents or land uses. It is acknowledged that the multifunction room may result in an increase in the level of evening activity.

However, any noise related activity that requires the use of PA systems, music or selling of alcohol will require permission under the Licensing Act which can be controlled. In terms of the proposed hours of use, EHO have raised no objections and Officer's deemed the proposed hours no more harmful than the existing hours of use on site. Nevertheless, a suitably worded condition relating the hours of use shall be included on any decision.

- 8.24 In order to minimise any possible impacts, it is considered necessary to include suitably worded conditions relating to the use of clubhouse. This would include restricting the renting out of the clubhouse for private functions and ensuring the clubhouse is used by members and family of Wingerworth JSA and visiting teams only. Further to this, the hours of use would also be controlled via condition.
- 8.25 Overall, Officer's consider that the development would not have any overriding and harmful impacts on nearby residential neighbours or land uses.

Highway Safety Considerations

- 8.26 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.27 The established site has an existing access point off Silver Birch Way and unmarked car parking on site. Historically, vehicles were encouraged to park off-site on the approach roads. JSA have an existing agreement with the Avenue Country Park to allow for parking of vehicles within the public car park off Hornbeam Drive, sited approximately 155m to the north of the site (seen in the above assessment). The Association has in place its own statement which directs visitors to the car park on Hornbeam Drive, this is sent to all visiting teams and also published on their website.
- 8.28 The submitted plans demonstrate that access to the site will remain to the west of Silver Birch Way and the proposed associate parking will comprise of 12 on site car parking spaces, 2 of which will be accessible. The remaining parking provision will be provided at the Avenue Country Park public car which comprises of 60 spaces.
- 8.29 The Highway Authority (HA) have been consulted on the application and initially raising concerns due to a lack of information. Subsequently Wingerworth JSA commissioned a Transport Assessment. This concluded that the proposed development would not result in an intensification in use, over those already associated with the use on the site.
- 8.31 The HA conclude that they have concerns as to the potential long-term impact of the forecast increase, and recommended that in the event that the parking demand increases materially to the neighbouring streets it may prove necessary to either improve or prohibit parking in the vicinity and request S106 monies towards improvement works.

- 8.32 The S106 amount has not been provided by the HA and they have since confirmed that these monies are not essential or necessary. Officer's therefore considered that a request for these monies is not justified as being necessary to make the development acceptable in planning terms. The HA have confirmed that ultimately, given the extant use on the site and on the basis of a traffic management plan condition they raise no objection to the scheme, subject to the inclusion of conditions.
- 8.33 Officer's note and have taken into account a number of concerns raised in relation to disruptive parking and highway safety. However, guided by the consultation comments of the HA, it is concluded that with the inclusion of an appropriately worded Traffic Management Plan condition to encourage reasonable and considerate parking, the development would not lead to an unacceptable impact to highway safety, or that the residual cumulative impacts on the road network resulting from the proposed development would be severe.
- 8.34 In view of the above, there are no highway objections to the proposal and is therefore considered that the application accords with Local Plan Policy and the NPPF.

Sport England Considerations

- 8.35 Paragraph 187 of the NPPF states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).
- 8.36 The submitted plans demonstrate that there will be no net reduction in overall playing space from that of the existing two full size football pitches and one five a side pitch. The small training pitch adjacent the existing entrance will simply be repositioned as part of the proposal to facilitate the project.
- 8.37 Sport England have been consulted, raising no objection to the scheme subject to the inclusion of conditions.
- 8.38 In view of the above, Officer's consider the proposed development to meets the requirements of Paragraph 187 of the NPPF.

Land Stability Considerations

- 8.39 The application site is located within the defined Development High Risk Area. Accordingly, the application is accompanied by a Coal Mining Risk Assessment prepared by the Coal Authority, dated September 2021.
- 8.40 The Coal Authority have been consulted, raising no objections subject to the inclusion of conditions.
- 8.41 In summary, Officer's consider that the development would be acceptable from a land stability perspective.

Drainage Considerations

- 8.42 The application site is located within Flood Zone 1, which has the lowest probability for flooding.
- 8.43 The submitted application confirms that surface water will be disposed of via the existing water course and foul sewage via the mains sewer.
- 8.44 Yorkshire Water have been consulted, raising no objection subject to the inclusion of conditions.
- 8.45 In summary, Officers consider that the development would be acceptable from a surface and foul water drainage perspective.

9.0 Summary and Conclusion

- 9.1 Having taken into account all material considerations, it is considered by Officer's that the proposed development would be of an appropriate use that is of a high quality design and make a positive contribution to the quality of the local environment. It would have no detrimental impacts upon neighbouring properties amenity and land uses or impact highway safety. Matters relating to land stability and drainage can all be addressed through appropriately worded conditions on any permission granted. The proposed development would therefore accord with Local and National Planning Policy.

10.0 Recommendation

- 10.1 **APPROVE** Permission for the above reasons, subject to the following conditions:-

Conditions

1. The development hereby permitted shall be started within 3 years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following submitted plans, unless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures and unless otherwise required by any condition contained in this decision notice:
 - Drawing No 021-007-AAD-01-ZZ-DR-A-0001-P03 Proposed Site Plan (date published 24.11.2021)
 - Drawing No 021-007-AAD-01-ZZ-DR-A-0002-P01 Proposed Plans (date published 26.05.2021)
 - Drawing No 021-007-AAD-01-ZZ-DR-0003-P01 Proposed Elevations (date published 26.05.2021)
 - Drawing No 021-007-AAD-01-ZZ-DR-0012-P01 Location Plan (date published 26.05.2021)
3. Notwithstanding the submitted details, before above ground works start, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval,

by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

4. Notwithstanding the submitted details, before development starts, details of the existing ground levels, proposed finished floor levels of the clubhouse and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and the levels shall be retained as such thereafter.
5. Notwithstanding the submitted details before development starts, the following shall be submitted to and approved in writing by the Local Planning Authority:
 - a scheme of wildlife friendly landscaping, which shall include indications of all existing trees and hedgerows on the land,
 - the details of any trees and hedgerows to be retained, together with measures for their protection during development,
 - a schedule of proposed plant species, size and density and planting locations and
 - an implementation programme
6. All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
7. Notwithstanding the submitted details, before the clubhouse hereby permitted is taken into use, details of any external lighting fixed to the building shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be implemented in full and retained as such thereafter.
8. Before the occupation of the clubhouse hereby permitted, all of the existing shipping containers and portakabins shall be permanently removed from site.
9. The clubhouse hereby permitted shall only be used between the hours of 17:00 and 20:00 Monday to Friday and 09:00 – 22:00 Saturday, Sunday and Bank Holidays.
10. The clubhouse hereby permitted shall not be rented out for any private functions within two years from the date of completion.
11. The clubhouse hereby permitted shall be used by Members and family of Wingerworth JSA and visiting football teams and spectators only.
12. No development, including preparatory works, shall commence until space has been provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, and

parking and manoeuvring of employees and visitors vehicles, with this space laid out in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. Once implemented, the approved facilities shall be retained free from any impediment to their designated use throughout the construction period.

13. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with the revised application drawings for the parking (each space measuring at least 2.4m x 5.5m) and manoeuvring of visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

14. The secure cycle parking facilities hereby approved shall be fully implemented and made available for use prior to the premises being taken into use and shall thereafter be retained for use at all times.

15. Any entrance gates shall be hung to open away from the highway and set back by a minimum distance of 5m as measured from the nearside edge of the carriageway.

16. Prior to the first use of the clubhouse hereby permitted, a Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan (TMP) shall include the following, but not be restricted to:

- An available steward on match days,
- A point of contact from Wingerworth JSA,
- A list of all the addresses along Hornbeam Drive who will have full contact details of the elected point of contact on match days, and
- Details of how and where to park sent out to all members and visiting clubs

The approved TMP shall be implemented in full and actioned for the lifetime of the development.

17. No development shall commence until;

a) A scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. This should include the submission of the approved site layout plan to illustrate the location/delineation of the high wall(s) at this site, if found, and how this relates to the approved development.

The intrusive site investigations and remedial works shall be carried out in accordance with the authorities UK guidance.

18. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the

approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and completion of and remedial works and/or mitigation necessary to address the risk posed by past coal mining activity.

19. No building or other obstruction including landscaping features shall be located over or within 3 (three) meters either side of the center line of both public sewers i.e. a protected strip width of 6 (six) meters, that crosses the site. If the required stand-off distances are to be achieved via diversion or closure of either sewers, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.
20. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
21. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
22. Notwithstanding the submitted details, before occupation of the Clubhouse hereby permitted, the following details should be provided and shown on a plan to be submitted to and approved in writing by the Local Planning Authority:
 - Identify safety margins around pitches, this should include a minimum of 2 meters from all pitch perimeter lines.
 - Where pitches adjoin each other an additional 2 meters respect spectator area should be included, this should include 8 meters between pitches.
 - Identify run off areas, these should be free from obstructions and be of the same surface as the playing area.
 - The site operator must demonstrate that a risk assessment has been undertaken to ensure the run-off area is safe and does not pose a risk of harm to a player or spectator. This would also be the case of any built structure that is located outside of the 3 meters safety run-off area that could harm any player.
23. Notwithstanding the submitted details, before any above ground works start, a plan including levels and cross sections for spoil mounding and disposal on site shall be submitted to and approved by the Local Planning Authority. The approved levels/mounding shall be implemented as approved and retained as such thereafter.