

Report of the Chief Executive

APPLICATION NUMBER:	24/00175/REG3
LOCATION:	Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire
PROPOSAL:	Create 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath, associated bund, spectator stands and acoustic fencing

This application is brought to the Committee as the applicant is the Council.

1. Purpose of Report

The application seeks full planning permission for the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath, associated bund, spectator stands and acoustic fencing.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the Appendix.

3. Detail

The application seeks full planning permission for the construction of an artificial grass pitch with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath, associated bund, spectator stands and acoustic fencing at Hickings Lane Recreation Ground, Stapleford.

The proposal is linked to the adjacent new pavilion and Multi-Use Games Areas (MUGA) previously granted planning permission 23/00051/REG3. The pavilion project formed part of the Stapleford Town Centre Invest Plan. The proposed 3G artificial pitch is a supporting project that has been designed to assist the overall enhancement of Hickings Lane Recreation Ground and provide additional benefits.

The new 3G pitch would form part of the wider facilities at the site. Management and maintenance of the facility would be co-ordinated by the Council with key stakeholders. The proposed pitch would be used by Stapleford Town FC and be available to non-members from the local community.

The application site includes part of Hickings Lane Recreation Ground in Stapleford which is afforded protection under Policy 16: Green Infrastructure, Parts and Open Space of the Aligned Core Strategy (2014) and Policy 28: Green Infrastructure Assets of the Part 2 Local Plan (2019).

The benefits of the proposal are that the development would deliver a new full sized 11v11 3G artificial grass pitch. The proposal offers health benefits to children and the wider community. The proposal includes associated perimeter fencing which has been designed to reduce the impacts of noise emanating from the playing pitch. The facility would include two spectator stands with capacity of up to 50 people in each stand as well as equipment storage on site. The scheme has been carefully designed to reduce the prominence of the associated fencing by the inclusion of a 1m high landscaping bund which would be sited along the northern and eastern boundary of the playing pitch. Landscaping has been proposed around the playing pitch and the wider Hickings Lane park which offers biodiversity benefits. The siting, layout and design of the proposal has been carefully considered to reduce any potential noise or light pollution impact on nearby residential properties. The scheme is linked to the adjacent new proposed pavilion building which includes increased parking facilities to accommodate users of the pavilion, MUGA and 3G artificial pitch.

On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with costs and income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106 (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Climate Change Implications

Climate Change implications are considered within the report

8. Background Papers

There are no background papers.