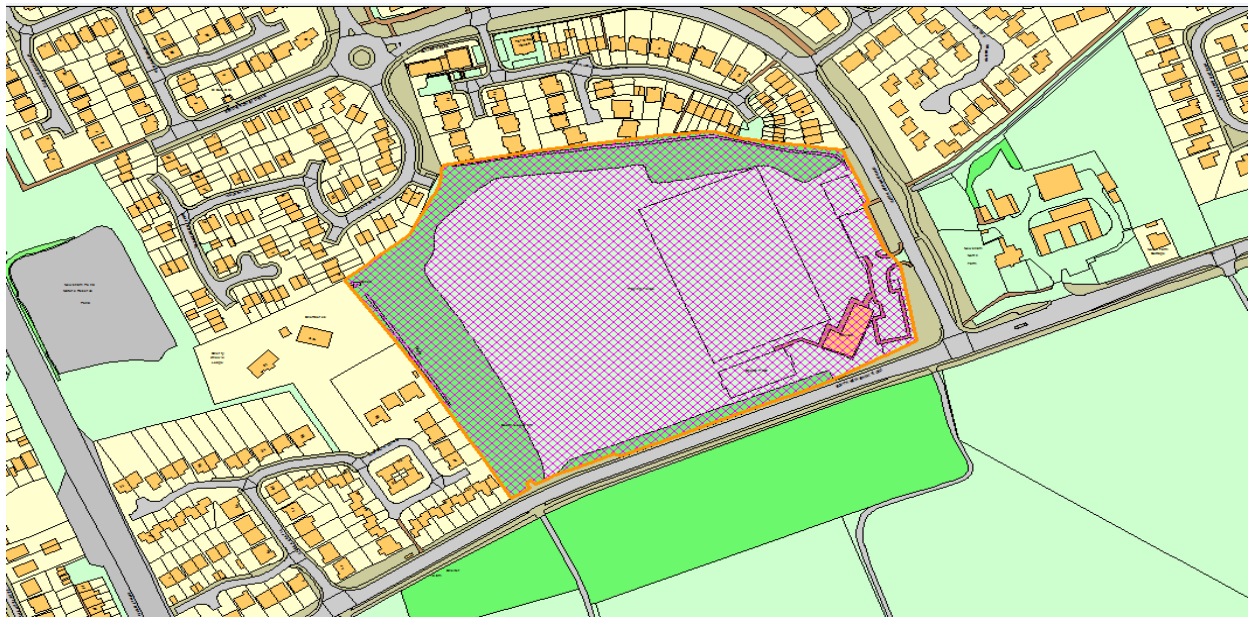


NORTHUMBERLAND

Northumberland County Council

Ashington and Blyth Local Area Committee:
12th July 2017

Application No:	17/00889/VARYCO		
Proposal:	Variation of condition 2 (approved plans), condition 6 (extended phase 1 survey), condition 10 (provision of car park) to planning appeal APP/P2393/W/14/3001929 - in order to allow amendments (comprising the provision of larger car park, installation of six flood lights, provision of hard standing around pitch, re-siting of boundary fence, provision of admission kiosk and lighting control box), felling of trees and use of development before bringing car park fully into use.		
Site:	South Newsham Recreation Ground, South Newsham Road, Blyth.		
Applicant:	Mrs Sandra Orr Blyth Town FC, South Newsham Recreation Ground, South Newsham Road, Blyth. NE24 3PP	Agent:	Mr Paul Draper Old Station Masters House, East Cowton, Northallerton, DL7 0DS
Ward	South Blyth	Parish	Blyth
Valid Date:	10 April 2017	Expiry Date:	14 July 2017
Case Officer Details:	Name: Ms Ann Rawlinson JobTitle: Senior Planning Officer Tel No: 01670 622642 Email: ann.rawlinson@northumberland.gov.uk		



1. Introduction

1.1. It is considered appropriate, in accordance with the Council's Scheme of Delegation, for this application to be determined by the Ashington and Blyth Local Area Committee as the application site is owned by the County Council.

2. Description of the Site and Proposals

2.1 Blyth Town Football Club is located off South Newsham Road. The access to the site is from Sandringham Drive. The club house and car park are located in the south eastern part of the site. The existing residential development to the north and west is screened by existing planting. The site itself has a broadly square shape and covers approximately 5 hectares. The site lies on an Open Space to be Protected from Development and more generally within the Settlement Limit for Blyth (both as defined by the Blyth Valley Local Plan, 1999).

2.2. The application seeks to vary conditions imposed on an earlier grant of planning permission at South Newsham Recreation Ground, South Newsham Road, Blyth (ref: APP/P2393/W/14/3001929).

2.3 The planning permission allowed for works at the site including the provision of a 150 seater stand, reconfiguration of football pitches, new flood lighting, a fence around the site and an extension to the car park. The applicant has commenced works on the site and discharged the relevant conditions (with the exception of a drainage condition for the car park). The grant of planning permission has therefore been implemented.

2.4 The development on the site has, however, not entirely been undertaken in accordance with the previously approved plans. The works that are not covered by the earlier grant of planning permission include the provision of a larger car park, the installation of six flood lights (instead of the previously approved four), hard standing around the pitch, re-siting of the boundary fence, and provision of an admission kiosk and a lighting control box, felling of trees and the use of the development before bringing the car park fully into use. The current application has been submitted to enable consideration to be given to these matters.

2.5 Further works not covered by the earlier grant of planning permission include the provision of mounding and subsequent backfilling around the site. The applicant has now been advised that a further application to assess the acceptability of this element is required to be submitted and this is expected shortly.

2.6 The proposals seeking planning permission within this application and also including provision of mounding and subsequent backfilling around the site have been previously refused in October 2016 by the Planning Committee. This refusal was subsequently appealed and dismissed by the Planning Inspectorate in January 2017 (Appeal ref: APP/P2935/W/16/3161660).

2.7 The reason that the application has been re-submitted seeking regularisation of the works is that Officers found all matters to be acceptable, other than the formation of mounding on public open space which was considered to have an adverse visual impact and loss of access to public open space and that insufficient information was submitted to accompany the refused application to demonstrate that the proposed mounds would not result in damage to/loss of trees, nor subsequently impact on biodiversity given the siting of mounds within the root systems of the existing trees. The application was therefore refused on this basis.

2.8 The applicant subsequently appealed this decision. The Planning Inspectors decision notice noted that; "It is clear from the report to Planning Committee that the proposed re-siting of the boundary fence, admission kiosk, lighting control box, additional floodlights and the slightly enlarged car park would be acceptable to the Council. This is against the background of what was found to be acceptable by the Inspector who considered the original development, how these new elements would be seen in the context of the existing development. Based on the evidence before me, I have no reason to take a different view to the Council in relation to these aspects of the appeal scheme. I also cannot reopen the debate over whether the main elements of the development would be acceptable in principle given that planning permission has already been granted for them".

2.9 The Inspector also noted that the report to Planning Committee and decision notice outlined the Council's concerns about the proposed formation of mounds around the site and the provision of a fence around the main pitch. As such the Inspector considered those concerns accordingly. These are considered and discussed in the main body of this report, below, in respect of those issues relevant to this application and not including provision of the mounding which as stated above will be subject of a further application in due course.

3. Relevant Planning History

Reference Number: B/80/C/297

Description: Reclamation of land adjacent to south Newsham

Status: PERMITTED

Reference Number: C/80/C/297

Description: Reclamation of 5 ha for amenity open space

Status: PERMITTED

3. Planning History

Reference Number: C/80/C/297

Description: Reclamation of 5 ha for amenity open space

Status: PERMITTED

Reference Number: C/04/00158/DCD

Description: Extension and upgrade of existing pavilion, installation of a floodlit multi use games area, provision of 60 car parking spaces and pitch drainage

Status: NO OBJECTION

Reference Number: B/04/00431/REG3

Description: Extension and upgrade of the existing pavilion. Installation of a floodlit multi use games area (18.5 m x 40m). Provision of 60 car parking spaces. Pitch drainage.

Status: PERMITTED

Reference Number: B/80/C/297

Description: Reclamation of land adjacent to south Newsham

Status: PERMITTED

Reference Number: 13/03924/FUL

Description: Provision of 150 seater spectator stand, reconfiguration of football pitches, new flood lighting, fence around part of site and extension to car park (as amended).

Status: REFUSED

Reference Number: 14/01635/FUL

Description: Re-surfacing and extension of existing Multi Use Games Area (including installation of floodlighting and provision of boundary fence) and construction of single storey extension to existing clubhouse to provide function room (description amended, 29 August 2014 and plans received 12th November 2014 to provide additional off street parking)

Status: PERMITTED

Reference Number: 15/03816/DISCON

Description: Discharge of conditions 4 (noise) and 7 (lighting) from application 14/01635/FUL (Re-surfacing and extension of existing Multi Use Games Area (including installation of floodlighting and provision of boundary fence) and construction of single storey extension to existing clubhouse to provide function room (description amended, 29 August 2014 and plans received 12th November 2014 to provide additional off street parking)).

Status: PENDING CONSIDERATION

Reference Number: 15/03822/DISCON

Description: Discharge of condition 3, (floodlighting) 5 (landscaping) and 10 (car

parking) (as amended) of approved planning application 13/03924/FUL - Provision of 150-seater spectator stadium, reconfiguration of football pitches, new floodlighting, fence around part of the site and extension to car park

Status: PERMITTED

Reference Number: 16/00441/DISCON

Description: Discharge of condition 9 of appeal reference APP/P2935/W/14/3001929 (Planning ref 13/03924/FUL - provision of 150-seater spectator stadium, reconfiguration of football pitches, new floodlighting, fence around part of the site and extension to car park)

Status: PENDING CONSIDERATION

Reference Number: 16/01632/VARYCO

Description: Variation of condition 2 (approved plans), condition 6 (extended phase 1 survey), condition 10 (provision of car park) to planning appeal APP/P2393/W/14/3001929 - in order to allow amendments (comprising the provision of larger car park, installation of six flood lights, provision of hard standing around pitch, re-siting of boundary fence, provision of mound and subsequent backfilling around site and provision of admission kiosk and lighting control box), felling of trees and use of development before bringing car park fully into use

Status: REFUSED

Reference Number: 16/03937/VARYCO

Description: Variation of condition 2 (approved plans) pursuant to planning permission 14/01635/FUL new plans and elevations.

Status: PENDING DECISION

Appeals

Reference Number: 15/00006/REFUSE

Description: Provision of 150 seater spectator stand, reconfiguration of football pitches, new flood lighting, fence around part of site and extension to car park (as amended).

Status: ALLOWED

Appeals

Reference Number: 16/00058/REFUSE

Description: Variation of condition 2 (approved plans), condition 6 (extended phase 1 survey), condition 10 (provision of car park) to planning appeal APP/P2393/W/14/3001929 - in order to allow amendments (comprising the provision of larger car park, installation of six flood lights, provision of hard standing around pitch,

re-siting of boundary fence, provision of mound and subsequent backfilling around site and provision of admission kiosk and lighting control box), felling of trees and use of development before bringing car park fully into use

Status: DISMISSED

4. Consultee Responses

County Ecologist	Comments relating to impact of mounding on trees. In relation to lighting the flood lighting Lux diagram shows that excessive light spill shall illuminate the tree belt to the north, which shall impact upon commuting and foraging bats. Light levels appear to be 25Lux on the tree belt. The lighting scheme should be amended, by the addition of cowling etc, so that light levels are 3Lux at the tree belt.
Public Protection	No objections
South SE Tree And Woodland Officer	No response received.
Blyth Town Council	No response received.
Highways Authority	No objections
Sport England	No objections

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	345
Number of Objections	16
Number of Support	0
Number of General Comments	0

Notices

General site notice, 18th April 2017

News Post Leader 20th April 2017

Summary of Responses:

Sixteen letters of objection have been received from local residents who raise the following concerns:

- Mounding and damage to trees
- Drainage and flooding
- Access to open space
- Overdevelopment
- Lighting
- Felling of trees-none planted
- Lease
- Retrospective and contrary to planning permission, conditions not discharged
- Loss of open space
- Traffic noise
- Litter and pollution
- Not necessary
- Running as a business, section 106 monies spent privately
- Adverts
- No bat/bird boxes installed
- No standing in stalls should be allowed
- Addition of patio area

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OMLTYWQSF900>

6. Planning Policy

6.1 Development Plan Policy

- SS1 Regeneration of Blyth Valley (Blyth Valley Core Strategy, 2007)
- SS2 The Sequential Approach (Blyth Valley Core Strategy, 2007)
- SS3 Sustainability Criteria (Blyth Valley Core Strategy, 2007)
- C2 Open Space – strategic priorities (Blyth Valley Core Strategy, 2007)
- ENV2 Historic and Built Environment (Blyth Valley Core Strategy, 2007)

- DC1 General Development (Blyth Valley DC Policies, 2007)
- DC11 Sustainable Travel (Blyth Valley DC Policies, 2007)
- DC13 Open Space (Blyth Valley DC Policies, 2007)
- DC19 Drainage and Flood Risk (Blyth Valley DC Policies, 2007)
- DC22 Noise Pollution (Blyth Valley DC Policies, 2007)
- DC27 Design of New Developments (Blyth Valley DC Policies, 2007)

- E5 Protection of Tree and Shrub Cover (Blyth Valley Local Plan, 1999)
- E18 Visual Aspects of Open Space (Blyth Valley DC Policies, 2007)
- M8 Car Parking (Blyth Valley DC Policies, 2007)

6.2 Emerging Policy

In accordance with paragraph 216 of the NPPF it is considered weight can be given to emerging policy giving consideration to the stage of preparation of the emerging plan, the level of unresolved objections to these policies and consistency with NPPF;

The Northumberland Local Plan Core Strategy Draft Plan was submitted to the Secretary of State for examination on 7th April 2017. The submission plan comprises the Northumberland Local Plan Core Strategy Pre-Submission Draft (October 2015), as amended by:

- Proposed Major Modifications (June 2016)
- Proposed Further Major Modifications (November 2016)
- Proposed Additional Major Modifications (February 2017)
- Proposed Minor Modifications (February 2017)

- 1 Sustainable Development
- 2 High Quality Sustainable Design
- 3 Spatial Distribution
- 29 Biodiversity and geodiversity
- 37 Flooding
- 38 Sustainable Drainage Systems
- 43 Road Network
- 50 Open space and facilities for sport and recreation

6.3 National Planning Policy

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)

7. Appraisal

7.1 Having regard to the requirements of Section 38(06) of the Planning & Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material considerations (including representations received), the main planning considerations are:

- Principle of Development
- Visual Impact and Access
- Ecology and Trees
- Highway Safety

- Living conditions
- Drainage
- Other Matters

Principle of Development

7.2 The provisions of the Planning and Compulsory Purchase Act 2004, at Paragraph 38(6), advise that regard should be had to the development plan for the purpose of any determination unless material considerations indicate otherwise. The National Planning Policy Framework (Framework) forms a material consideration.

7.3 The NPPF, at Paragraph 12, advises that the development plan remains the starting point for decision making. The Framework does, however, continue by advising that due weight should only be given to relevant policies within existing plans according to their degree of consistency with the Framework; the closer the policies in the plan align with the Framework, the greater the weight they can be given (paragraph 215). The Blyth Core Strategy (2007), Blyth Development Control Policies (2007) and the Blyth Local Plan (1999) form the relevant development plans and considerations needs to be given to their consistency with the Framework.

7.4 Policy SS1 of the Blyth Core Strategy advises that the majority of development should be directed towards the main town of Blyth. The proposed development can therefore be given consideration as being in accordance with Policy SS1.

7.5 Policy SS3 of the Blyth Core Strategy advises that development should be accessible and then moves onto a range of detailed criteria that will be given consideration below (such as drainage). The site lies within an accessible location to the south of Blyth and can therefore be given consideration as being in accordance with Policy SS3; in terms of the principle of the development.

7.6 Blyth Development Control Policies DC1 advises that development should be located within settlement boundaries and then moves onto a range of detailed criteria that will be given consideration below. The site lies within the settlement boundary for Blyth and can therefore be given consideration as being in accordance with Policy DC1; in terms of the principle of the development.

7.7 Draft Core Strategy Policy 1 provides a general approach to sustainable development and support improvements to infrastructure that enhances the quality of life for individuals and communities. Draft Core Strategy Policy 50 advises that consideration will be given to the enhancement of existing recreational facilities and encourage increased use of recreational facilities. The proposal can therefore be given consideration as being in accordance with these policies; in terms of the principle of the development.

7.8 NPPF Paragraph 70 advises that planning decisions should positively consider the provision of community facilities (such as sports venues) and other local services to

enhance the sustainability of communities and residential environments. Paragraph 73 advises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

7.9 The development in economic and social terms would provide an existing football club with improved facilities. These facilities would support the viability of the club and would more generally the economic and sporting activity of area. The proposal can therefore be given consideration as being in accordance with the economic dimension of sustainable development.

7.10 It is noted that the previous application was found to be acceptable in principle and also this was found to be the case by the Planning Inspector at the planning appeal and therefore concerns raised regarding loss of open space, whether the development is necessary and overdevelopment of the site were not considered to be overriding factors by Officers or the Planning Inspector.

Visual Impact and Access

7.11 The development is sited within an area already in use for football purposes which has planning permission for associated development (such as a spectator stand and four flood lights). The smaller elements of the proposed development, comprising the re-siting of the boundary fence, the admission kiosk, the lighting control box, the two additional flood lights and the slightly enlarged car park would be viewed within the context of the existing development on the site, such as the club house. These elements are also screened by existing tree cover from the south (i.e. South Newsham Road) and to the north (residential development).

7.12 Concerns were previously raised by officers regarding the provision of a mound, backfilling around the site and the provision of a boundary fence around the main pitch. The concern was that that public access to the site may be deterred as a mound may block access to the north of the main pitch and to the south of the multi use games area. It is however noted that the mounding does not form part of this application and a further application is to be submitted in this respect.

7.13 A further concern was the provision of a post and rail boarded fence around the main pitch (height: 1.1 metres). The provision of the fence was considered to potentially have the effect of enclosing the main pitch which may deter from the open aspect of the public land and was considered to have an adverse visual impact on the site.

7.14 However the Planning Inspector at the appeal in considering this matter, concluded that "whilst the post and rail fence prevents people from walking across the pitch, it remains possible to access the pitch itself. Free access across this part of the appeal site is not possible in any event, because the existing mesh fence that surrounds the club house, multi-use games area and main pitch has a limited number of gates in its perimeter which effectively channel public routes through the site. As such, the fence

around the main pitch does not have the effect of restricting public access to or use of the site. The Inspector therefore concluded that the appeal scheme would not, and does not, have a harmful effect upon public access to and use of the appeal site".

7.15 The Inspector found that it would, and does, accord with the aims of Core Strategy Policies SS1 and SS3, DPD Policy DC1 and draft Local Plan Policies 1, 3 and 50 in respect of the accessibility, maintenance and enhancement of community, sport and recreational facilities. For the same reasons, the Inspector concluded that the appeal scheme would, and does, accord with the social dimensions of sustainable development and the promotion of healthy communities, in accordance with paragraph 7 and Part 8 of the NPPF. As such it is considered that the proposal is acceptable in respect of visual impact and access.

Ecology and Trees

7.16 NPPF Part 11 seeks to ensure that development protects and mitigates harm to biodiversity interests. The provisions of Blyth Core Strategy Policy ENV 1 and Blyth Development Control Policy DC16 advise that the potential impact upon biodiversity should be taken into account. The provisions of Draft Core Strategy Policies 28 & 29 advise that planning decisions should minimise adverse impacts upon biodiversity.

7.17 The Council's Ecologist Comments relating to impact of mounding on trees. As noted previously the mounding is not subject of this planning application. In relation to floodlighting the Ecologist advises that the submitted flood lighting Lux diagram shows that excessive light spill shall illuminate the tree belt to the north, which shall impact upon commuting and foraging bats. Light levels appear to be 25Lux on the tree belt. The Ecologist advises that the lighting scheme should be amended, by the addition of cowling etc, so that light levels are 3Lux at the tree belt. It is understood that the agent is compiling this amended plan/scheme and as such it is considered appropriate that a condition is attached to any grant of planning permission requiring this information to be submitted and approved in writing by the LPA within one month of any grant of planning permission.

7.18 It is noted that concerns have been raised in respect of tree felling (removal of 13 trees to accommodate additional car parking) and that no additional planting has been undertaken. In this respect it is considered appropriate to require a tree planting and landscaping scheme to be carried out and as such this would be a requirement by imposition of a planning condition. A planning condition requiring the originally requested bird and bat box scheme which was imposed on the original planning permission would also be re-imposed on any new permission.

7.19 Subject to the imposition of conditions relating to reduced lighting lux to be implemented to the northern side of the site, a planting scheme implemented to replace felled trees as well as bird and bat box provision, the proposals are considered to conform to Part 11 of the NPPF, Blyth Core Strategy Policy ENV1, Blyth Development Control Policy DC16 and Draft Core Strategy Policies 28 & 29 which seek to minimise

adverse impacts upon biodiversity.

Highway Safety, Access and Parking

7.20 NPPF Paragraph 32 advises that planning decisions should seek safe and suitable access to the site can be achieved for all people. The provisions of Blyth Development Control Policy DC11 and Blyth Local Plan Policy M8 seek to minimise the conflicts between different users of local roads and ensure an appropriate level of car parking.

7.21 The car park as built would exceed the minimum standards provided within Appendix A of the Blyth Development Control Policies. The Highway Authority have advised that they do not object to the proposals. The car park has been constructed in accordance with the drawing submitted. This has not been altered and no changes to the highway layout have been done.

7.22 The proposal would therefore, in accordance with NPPF Part 4, Blyth Development Control Policy DC11 and Blyth Local Plan Policy M8 ensures a safe and secure means of access and appropriate levels of car parking.

Living Conditions

7.23 NPPF Paragraph 17 advises that planning should ensure a good standard of amenity for all existing and future occupants of land and buildings. The provisions of Blyth Development Control Policy DC1 advise that development proposals should have no adverse impact upon the amenities of the residents of nearby dwelling houses. The provisions of Draft Core Strategy Policy 2 advise that the amenity should be protected.

7.24 The submission incorporates information relating to the light spill from the flood lights. These details indicate that the light spill would be limited to an area within the site and the Public Protection Team has indicated that they do not object to the proposals.

7.25 The additional development, when given consideration in conjunction with the existing development on site and that which has planning permission, would not have a significant impact in terms of additional noise, litter, pollution and disturbance beyond the existing situation. None of the structures would be so close to any residential properties to the extent that any day light/outlook would be blocked.

7.26 The proposal would therefore, in accordance with Part 11 of the NPPF, Blyth Development Control Policy DC1 and Draft Core Strategy Policy 2, ensure a good standard of amenity for existing and future occupants of land and buildings.

Drainage

7.27 NPPF Paragraph 103 advises that flood risk should not be increased elsewhere. The provisions of Blyth Development Control Policy advise that development incorporating sustainable drainage systems will be encouraged. The provisions of Draft Core Strategy Policies 37 & 38, seek for development to minimise and control

surface water run-off.

7.28 The development could lead to a slightly greater increase in surface water run-off given that the car park has been increased in size. The Planning Inspectorate have previously identified that the matter could be given consideration through the imposition of a planning condition. It is noted the previously imposed planning condition relating to drainage is currently under consideration and additional information in respect of this is to be provided by the applicant. Given that the increase in the size of the car park is quite small, the matter could be appropriately dealt with through the imposition of a condition.

7.29 The proposal would therefore, subject to the imposition of a condition, in accordance with Part 10 of the NPPF, Blyth Development Control Policy 19 and Draft Core Strategy Policies 37 & 38, not increase the risk of flooding elsewhere.

Other Matters

7.30 There has been concern raised that the works are not in accordance with the lease on the land and that the stalls incorporate some standing. These would, however, be separate matters; independent of the determination of the planning application. Concern has also been raised regarding adverts, however these would not fall within the scope of this particular proposal. the provision of a patio area to the front of the clubhouse would not require planning permission in itself.

7.31 There has been concern that the Club has become a commercial enterprise and that the club house can be used by people who are not connected to Blyth Town FC as well as Section 106 monies being spent privately. The current application, however, seeks approval for associated works. The matters are not considered to be material in the consideration of determination of the current application.

8. Conclusion

8.1 The proposal would provide for improved facilities and would not deter access to public open space or have a significant adverse visual impact. The proposal is considered acceptable in relation to residential amenity and highway safety. It is recommended that conditions are imposed to ensure that felled trees are replaced as that adequate drainage is implemented and reduced lux flood lighting is installed to the northern side of the site adjacent the tree belt, in the interest of protected species.

Subject to the recommended conditions, including those imposed on the original permission, the proposal is considered to be generally in compliance with the NPPF, Blyth Core Strategy Policies ENV1, SS1 and SS3, Blyth Development Control Policies DC1 and DC16 and Draft Core Strategy Policies 1, 3, 28, 29 and 50.

9. Recommendation

That this application be GRANTED permission subject to the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans;

Pd design consulting. Existing site plan. 212117.01.P1.31.7.2013.

Proposed stand/tiered seating details. 213117.SPO1P2.3.12.15.

Floodlighting mast details. LMO1P2.21.03.17.

Proposed ticket kiosk-lighting, control box, dug out and mound section details.21.3.17.SPO2P3.24.6.2016.

Proposed site plan. 213117.O2P15. 31.7.2013.

Reason: To ensure that the development is carried out in accordance with the approved plans.

2. All external lighting shall be switched off outside the hours of 08.00hrs to 22.00hrs.

Reason: In the interests of residential amenity having regards to Part 11 of the NPPF.

3. The sports pitches hereby approved shall only be used between 08.00hrs and 22.00hrs and not at any other time.

Reason: In the interests of residential amenity having regards to Part 11 of the NPPF.

4. Within one month of the date of this permission amended plans shall be submitted to and approved in writing by the local planning authority showing the flood lighting levels to the northern side adhering to 3 Lux at the northern tree belt by the addition of cowling. The approved scheme shall be implemented in full prior to the floodlighting continuing in use.

Reason: To prevent the risk of harm to protected species as required by Part 11 of the NPPF.

5. Full details of the surface water drainage and management arrangements on the site shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission. The approved details shall be implemented in full and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme.

Reason: In order to ensure satisfactory drainage of the site and in order to minimise the risk of flooding as required by Part 10 of the NPPF.

6. The development is to be carried out in strict accordance with the ecology report, 'Extended Phase 1 Survey, Blyth Town Football Club' prepared by Total Ecology and

dated 20/06/2014. This is to include the provision of no fewer than 6 schwegler 2F bat boxes, at a height of no less than 3m, facing south-east, south or south-west and 6 birds boxes (2 of which of are to be sparrow terraces) erected at a height of no less than 2m, facing east or north east. The boxes shall be erected within one month of the date of this planning permission.

Reason: To prevent the risk of harm to protected species as required by Part 11 of the NPPF.

7. Within two months of the date of this permission a scheme for the replacement tree/landscape planting of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall detail the species, type and number of specimens, which shall be limited to Northumberland native species, to be used in the tree/landscape planting scheme. Once approved the scheme shall be implemented in full during the first planting season (November - March inclusive).

Reason: In the interests of biodiversity and visual amenity of the site having regard to Part 11 of the NPPF.

8. No public address or tannoy system shall be used at any time within the playing pitch areas.

Reason: In the interests of residential amenity having regards to Part 11 of the NPPF.

Background Papers: Planning application file(s) 17/00889/VARYCO, APP/P2393/W/14/3001929