



PLANNING APPLICATION REPORT

Application No: FULL/2021/2430
Property Ref: B012770000
Valid date: 01/11/2021
Location: Land at Victoria Avenue St. Sampson Guernsey
Proposal: Variation of condition 4 to FULL/2018/0711 to enable more intensive usage of the main football pitch.
Applicant: Guernsey Football Association

RECOMMENDATION - Vary Condition 4 of FULL/2018/0711 to read as follows:-

4. The development hereby permitted shall only be utilised in accordance with the Site Usage Schedule submitted under cover of Lovell Ozanne and Partners Ltd letter dated 29 October 2021, with the exception that the clubhouse is permitted to open until 11pm.

Reason - To ensure that non-football related uses remain incidental and ancillary to the primary outdoor recreation use of the site.

In addition, a copy of the consultation response received from the Office of Environmental Health and Pollution Regulation containing their recommendation concerning a noise assessment as set out above should be forwarded to the applicant for their attention.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a grassed playing field laid out with football pitches and training areas, having a parking area and changing rooms at the front (south) of the site. The northernmost part of the site has a number of fixed floodlights, whilst smaller, mobile floodlight units are also present. The site is located Outside of the Centres in an otherwise non-designated area. Land adjoining and opposite the site to the north west and south is designated as a Site of Special Significance (SSS). Agricultural land to the east is designated as part of an Agriculture Priority Area, whilst the Track football ground and go-kart track adjoins the site to the west.

The site extends to some 2.2 Ha in area, the northern half of which is located within a flood risk area.

Relevant History:

FULL/2018/0711 - Construct football club facilities buildings, spectator stands and associated structures, construct 3G football pitch, install floodlights, erect fencing and create new vehicular and pedestrian accesses.

Approved 04/04/2019

FULL/2018/0394 - Site one additional porta cabin adjacent to the two existing porta cabins (retrospective).

Approved 26-03-2018

PREA/2017/0905 - New sports facility.

Advice offered 07-04-2017

FULL/2016/2371 - Install portacabin and site hut and retain existing container for a temporary period of three years (position of container revised). (Part-retrospective).

Approved 29-03-2017

Existing Use(s):

Playing field

Assessment: *(Tick as appropriate)*

no representation

X

accords with policy

X

within curtilage

X

design acceptable

X

visual amenity acceptable

X

no material neighbour impact

X

traffic not affected

X

Policies considered most relevant:

Island Development Plan

OC9 – Leisure and Recreation Outside of the Centres

GP1 – Landscape Character and Open Land

GP2 – Sites of Special Significance

GP7 – Archaeological Remains

GP8 – Design

GP9 – Sustainable Development

GP18 – Public Realm and Public Art

IP7 – Private and Communal Car Parking

IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Condition 4 of FULL/2018/0711 stipulates that: *“The development hereby permitted shall only be utilised in accordance with the Site Usage Schedule submitted under*

*cover of Lovell Ozanne and Partners Ltd letter dated 10 October 2018, with the exception that the clubhouse is permitted to open until 11pm.
Reason - To ensure that non-football related uses remain incidental and ancillary to the primary outdoor recreation use of the site."*

The current application reflects the amendment of the scheme approved under FULL/2018/0711 to omit the previously approved 3G pitch, its fencing and lights from the north of the site and to install a 3G pitch as the main pitch. An updated site usage schedule has been provided. Although the quantum of use has not changed from the previously approved scheme in that the numbers using the site and the times of use will both remain as previously approved, the usage schedule has been amended to reflect the fact that all activity on the site will take place on the main 3G pitch.

The submitted revised site usage schedule continues to demonstrate that non-football related uses will remain incidental and ancillary to the primary outdoor recreation use of the site, so complying with the stated reason for Condition 4 of FULL/2018/0711.

As a result of the proposed amendments, however, a greater intensity of activity on the 3G pitch will be located closer to adjacent residential properties than was previously approved.

Supporting information has been provided with the application which demonstrates that the impact of lighting proposed within the site will remain within acceptable levels, having regard to the previously approved mitigation measures.

The Office of Environmental Health and Pollution Regulation has been consulted on the application and has commented as follows: -

"I have reviewed the plans for the variation of condition 4 to FULL/2018/0711 to enable more intensive usage of the main football pitch which were received by post on 18th November 2021.

Whilst I have no material objection to the application, I would recommend that the applicant undertake a noise assessment of the potential impacts of this change. This would avoid complaints being made in the future and potential statutory nuisance issues."

Subject to noting this recommendation to the applicant, which is designed to avoid any future or potential noise issues requiring to be addressed as a statutory nuisance under Public Health legislation, it is concluded that the proposals remain acceptable in planning terms and comply with the aims and objectives of Policy GP8 as it relates to amenity.

Having regard to the above, it is recommended that Condition 4 of FULL/2018/0711 is varied to enable more intensive usage of the main football pitch.

Recommendation:

Vary Condition 4 of FULL/2018/0711 to read as follows:-

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Date: 30/12/2021

