

Application 16/01898/FUL

APPENDIX 2

PLANNING HISTORY

Turner, Jenna



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Development Procedure) Order 1995

Mr Paul Grant
Number One
London Road
Southampton
SO15 2AE

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the District Planning Authority, hereby gives notice that the application described below has been granted:

CONDITIONALLY APPROVED

Proposal: Permanent relief from Conditions 5 and 6 of planning permission 04/01570/VC to enable four concerts to be held per year at the site on weekends or weekdays

Site Address: St Mary's Stadium Britannia Road Southampton SO14 5FP

Application No: 07/01397/VC

In accordance with the plans and application submitted with the above FULL Application, subject to the following condition(s):

01.

Prior to the staging of any concerts at the stadium the applicant shall secure, the implementation of schemes in respect of the matters set out below, in accordance with details to be agreed in writing by the Local Planning Authority:

Satellite car parking
Bus Services
Litter
Stadium Monitoring Group
Stewarding
Combined ticketing for public transport for the events at the Stadium
Publicity for travel arrangements

The approved schemes shall be operated whenever the Stadium is used for the staging of concerts.

REASON

To ensure that the use of the stadium is acceptable in terms of it's transport impact, the amenities of the area and public order.

02.

Other than during those times the site is being used for concerts the premises to which this permission relates shall not be open outside the hours specified below:

The main arena 0900 hrs to 2300 hrs; The Southampton Football Supporters Social Club, The Terry Paine Suite, The Mike Channon Suite, The Boardroom, The Mathew Le Tissier Suite, The Directors Guest Room, all 47 hospitality boxes and such parts of the building that afford access and egress from or are required to provide catering to these suites 0730 hrs to 0200 hrs; CCTV Room and Community Safety Areas - No restriction. All other accommodation 0730 hrs - midnight. After 28.02.05: the main arena 0900 hrs - 23 hrs. CCTV room and community safety areas no restriction; all other accommodation 0730 - midnight.

REASON

To protect the amenities of occupants of nearby residential properties.

03.

With the exception of the use of the site for concert purposes the spectator capacity of the stadium shall not exceed 32,689 without the prior consent of the Local Planning Authority. The spectator capacity of the site when used for concert purposes shall not exceed 35,000.

REASON

To ensure that the proposals approved for the safety and transportation needs of the spectators and to protect the needs of local communities are adequate.

04.

Other than for the occasional use of the site for concerts the main arena of the stadium shall only be used for football matches involving Southampton Football Club (including reserve and youth teams), Southampton Ladies Football Club, International Football Matches, Hampshire Football Association matches, and up to two religious events per annum. Other non-football events shall not be held without the prior written consent of the Local Planning Authority.

REASON

To protect the amenities of nearby residents and because this application has been considered having regard to it being used only for these purposes.

05.

The concert management plan shall be the subject of an annual review and any amendments to the concert management plan shall be agreed in writing with the Local Planning Authority. Any concert held at the stadium shall be undertaken in accordance with the most recently approved concert management plan.

REASON

To minimise the impact of concert use of the stadium in the interests of local amenity.

06.

No more than four concerts shall be held at the stadium in any calendar year .

REASON

To protect the amenities of local residents.

07.

No concert shall continue beyond 2230 hrs on the day of the concert.

REASON

To protect the amenities of local residents.

08.

For the concerts permitted, amplified sound from the concerts within the stadium shall be controlled in accordance with the guidance provided by the Code of Practice on Environmental Noise Control at Concerts, The Noise Council, 1995.

REASON

To protect the amenities of local residents.

09.

No erection or dismantling of the stage and other temporary structures shall take place between the times of 20.00 hrs and 07.00 hrs except on the day of the concert when such work shall cease by 03.00 hrs the next day.

REASON

To protect the amenities of local residents.

10.

For the concert use no sound checks or rehearsals shall take place other than on the day before the concert and on the day of the concert.

REASON

To protect the amenities of local residents.

11.

For the concert use on the days sound checks and rehearsals are permitted, they shall not commence before 10.00 hrs and shall not continue after 19.00 hrs.

REASON

To protect the amenities of local residents.

12.

For the concert use during sound checks, rehearsals and the concerts, the music noise level (MNL) measured at a point one metre from the facade of any noise sensitive premises shall not exceed 75 LAeq15 min. With the exception of the above activities the noise from the activities and plant associated with the concert uses shall not exceed 60 LAeq 15min measured at a point one metre from the facade of any noise sensitive premises.

REASON

To protect the amenities of local residents.

13.

Details of satisfactory facilities to be provided for the storage and removal of refuse from the premises shall be submitted to the Local Planning Authority before the building is first occupied. The facilities shall include provisions for the separation of waste to enable recycling.

REASON

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties.

14.

The existing provisions for CCTV cameras within the application site shall retained. Those cameras should enable surveillance of all external areas of the application site including all footway and cycleways, footbridges and underpasses.

REASON

In the interests of the safety and security of users of the site and to protect the privacy of nearby residents.

15.

The existing Public art works in accordance with the agreed design brief (document 'Design Brief: Glassworks, Southampton Football Stadium) shall be retained at all times as part of the fabric of the building.

REASON

To secure appropriate public art in accordance with the provisions of the City of Southampton Local Plan.

16.

The existing windows in the elevation(s) specified below shall be permanently glazed in obscure glass.

Windows to first and second floors to the east and north east elevation as identified in blue on the approved drawings.

REASON

To protect the privacy enjoyed by the occupiers of the adjoining property.

17.

The existing external lighting scheme for the illumination of the playing surface, the exterior of the stadium, the car parking and bicycle storage areas, any signs or advertisements and of all external circulation spaces including bridge, underpasses, cycleways and footways shall be retained and no other external lighting installed without the prior written consent of the Local Planning Authority.

REASON

In the interests of the safety and convenience of stadium users, the amenities of nearby residents, the character of the area and to avoid light pollution.

18.

All of the proposed facilities for disabled persons set out in Paragraph 6: 2 of the planning statement submitted in support of the planning application shall be retained at all times.

REASON

To ensure that full provision is made for the needs of disabled spectators and visitors to the Stadium.

19.

Prior to being discharged into any surface water sewer or soak-away system all surface water drainage from the car parking and accessways accessible by vehicular traffic shall be passed through an oil interception designed and constructed to have a capacity and compatible with the area being drained. Roof water shall not pass through an oil interceptor designed and constructed to have a capacity compatible with the area being drained.

REASON

To prevent pollution to the water environment.

20.

The existing public toilets accessible from outside of the proposed Stadium, including those designed for disabled persons, shall be available at all times in accordance with a scheme agreed by the Local Planning Authority.

REASON

To ensure that appropriate facilities are provided for users of the stadium and in the interests of the amenities of nearby residents.

21.

The existing litter bins on pedestrian and cycle ways and adjacent streets shall be retained. A scheme for the management of those bins and the collection of litter shall be submitted to and agreed by the Local Planning Authority shall be implemented.

REASON

In the interests of the safety and convenience of users of the stadium and to protect the amenities of nearby residents.

22.

The disabled drivers parking spaces shown on the approved plan shall be marked out on the site for this purpose and at all times be retained for that purpose.

REASON

To ensure the adequate provision of parking for disabled drivers.

23.

Before the development commences details of all means of enclosure both within and to the boundaries of the site shall be submitted to and agreed by the Local Planning Authority. These shall have particular regard to the safe movement of pedestrians where the site abuts a public highway or railway line.

REASON

In the interests of the safety and convenience of visitors to the stadium and of other highway users, and to protect the amenities of nearby residents.

24.

The existing accessways, parking areas, the circulation roadway and pedestrian ways shall be retained at all times for those purposes.

REASON

To ensure that these areas are retained for that use in the interests of the safety and convenience of users of the stadium and to prevent obstruction to traffic in adjacent roads.

25.

The existing bicycle shelters and motorcycle parking shall be retained at all times for that purpose.

REASON

In the interests of the convenience and security of visitors to the stadium.

26.

Other than with the written consent of the Local Planning Authority, no food or drink shall be sold or served within the curtilage of the application site other than within the Stadium building.

REASON

To protect the amenities of nearby residents.

27.

The existing extract ventilation system shall be maintained in full working order as long as the use of the stadium continues and shall be operated and maintained in such a manner as to effectively suppress the emission of fumes and smells.

REASON

To protect the amenities of the occupiers of adjacent properties.

28.

The existing measures for soundproofing all existing plant and machinery shall be maintained and retained.

REASON

To protect the amenities of the surrounding area.

29.

The existing sound attenuation measures to prevent the break out of noise from the concourse, entertainment, banqueting and conference facilities and other areas within the stadium shall be retained.

REASON

To protect the amenities of nearby residents and of the surrounding area.

30.

The existing parking areas shall be retained and maintained as laid out and no cars shall be parked within the curtilage of the application site other than within a designated parking space.

REASON

In the interests of the safety and convenience of visitors to the stadium and to control the extent of car parking and traffic generated by the development.

31. The existing provisions for the setting down and collection of disabled and other spectators shall be retained and continue to operate whilst the stadium use remains operational.

REASON

In the interests of the safety and convenience of visitors to the stadium and the safety and convenience of other highway users.

32.

The first floor accommodation formed by the undercroft of the west stand shall only be occupied by existing uses unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the proposed use of this accommodation will not give rise to nuisance to nearby residents by reason of its nature or the traffic it will generate

REASON FOR GRANTING CONSENT

The development is acceptable taking into account the policies of the development plan set out below. Other material considerations do not justify a refusal of the application. Therefore in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 planning permission should be granted

City of Southampton Local Plan March 2006: SDP1, SDP2, SDP3, SDP16, SDP17



David Rothery
Development Control Manager

28 November 2007

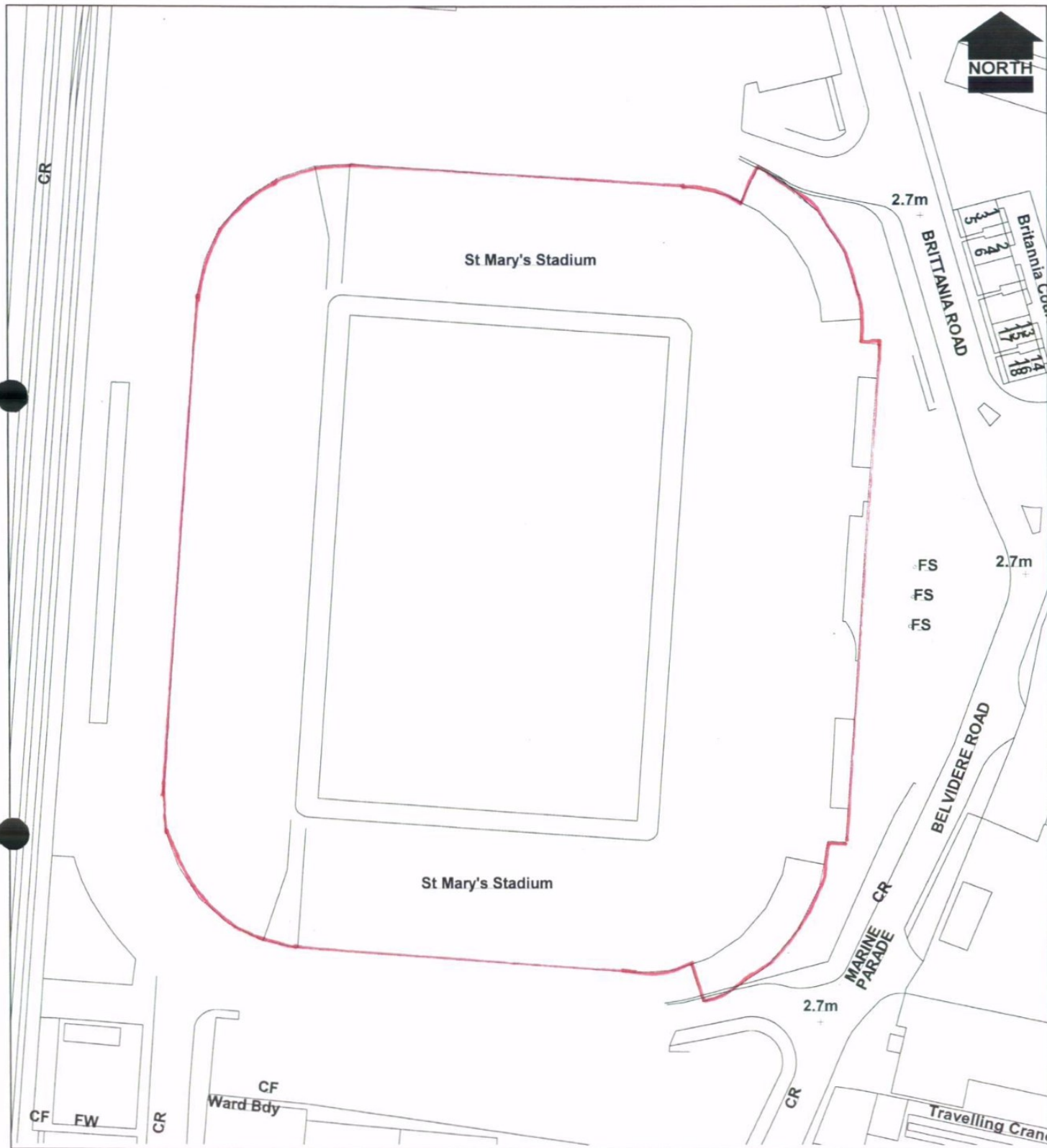
If you have any further enquiries please contact:
Andrew Amery

NOTES

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) Regulations. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the District Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State for the Environment, Transport and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. (Appeals can be submitted on line www.planning-inspectorate.gov.uk or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ). The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been granted other than subject to the conditions imposed by it having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under that Order.
4. If permission to develop land is granted subject to conditions, whether by the District Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the District Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
7. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.

Please address any correspondence in connection with this form quoting the application number to:

Development Control Service, Southampton City Council, Civic Centre SOUTHAMPTON. SO14 7LS



Comments

4211NE/4212SE

Scale : 1:1250

