

DELEGATED

AGENDA NO .

**PLANNING COMMITTEE
6th December 2006**

**REPORT OF CORPORATE DIRECTOR
OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES.**

**Update Report
06/3283/FUL**

**Our Lady and St Bede's School, Bishopton Road West, Stockton on Tees
Erection of sports changing facility, with associated classroom and toilets,
drama/dance studio and cafeteria. Erection of 3m high weld mesh type fence
around building and football pitches**

Expiry date: 12th December 2006

Summary

Two letters of representation have been received since the completion of the original officer report objecting to the proposal on the grounds of the possibility of floodlights on the site, the impact on neighbouring properties, highways and parking issues and the increased usage of the site.

RECOMMENDATION

The additional representations received do not alter the original recommendation.

CONSULTATIONS

***Head of Integrated Transport and Environmental Policy
I have no adverse comments relating to the revised plans***

Councillor Johnson

I would ask that before any final decision is made that the residents' concerns are addressed. Specifically whether floodlights are to be installed at a later date to enable evening football and if this would be subject to a separate planning application.

I would also like to know if the community use agreement will bear in mind the impact on the neighbouring properties in terms of noise and ensure that there are sufficient 'free' days/evenings, particularly Sundays so it is not seen as continuous.

**Ray Bonsor 41 Castle Close
(response summerised)**

In principle the new layout of the fence is more acceptable than the original. A survey has been carried out and we do not see why planning permission should be granted for the change of use of the facility from a school playing field to a "multi complex" for football. This being placed so close to a residential area would not be compatible with residential living. Levels of noise are already unbearable due to bad language during football games. Properties within the estate are subjected to their rear hedgerow being used as a public toilet during these activities.

Possible increase of usage of the walkway from the cycle path by users of the facility and spectators. With similar schemes at other schools, as soon as all official parking is occupied, visitors park on any available spot and we can see this spilling over into St Bede's Park, this would be totally undesirable and unacceptable.

It is strongly felt that this proposed facility could not survive without the introduction of floodlighting. This would again not be acceptable within our small residential community.

Residents feel that permission for this development should not be granted and that our Council should assist by curtailing the existing use of the property for Football and so return a bit of normality back to the area.

Material Considerations

In response to the above letter of representations, with regards to the potential for floodlighting to enable evening football, it can be confirmed that the applicant has no plans to install floodlighting on the field and if for any reason it is required in the future then a separate planning application will be required. As stated in PPG17 Open Space, Sport and Recreation, this will be assessed on its own merits and the impacts on the neighbouring properties will be taken into consideration. With regards to the community use agreement, that is a civil document drawn up between the applicant, users of the site and Sport England. The application is for a new building and a security fence around the playing fields and the Local Planning Authority does not have the power to restrict the hours of use on the school playing field when determining this application.

It should be clarified that the application is not for a change of use; it solely is for the erection of a building and a security fence to provide improved and safer facilities for the school and the local community. With regards to the levels of noise, Environmental Health have been consulted with regards to the application and have no objections to the scheme as they consider that it will not have a detrimental impact on the neighbouring residents. It is considered that the anti social behaviour use of the hedgerow will be reduced, as the site will now have modern changing facilities to be used by people participating in the sports games. With regards to the concerns raised over increased pedestrian traffic and car parking on grass verges outside of the site, The Head of Integrated Transport and Environmental Policy has been consulted having regards to pedestrian and vehicular traffic using the site, and has no objections to the development, as he considers it will not have an adverse impact on the surrounding area.

Corporate Director of Development & Neighbourhood Services

Contact Officer: David Gibson

Telephone number: 01642 526057

Email address: david.gibson@stockton.gov.uk

Financial Implications

As report.

Environmental Implications

As Report

Community Safety Implications

N/A

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Background Papers

Stockton-on-Tees Local Plan

Ward

Ward Councillors

Ward Fairfield

Councillor Wade

Councillor Johnson