

DELEGATED

AGENDA NO

PLANNING COMMITTEE

10 JUNE 2015

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

15/1059/LAF

Northfield School And Sports College , Thames Road, Billingham
Construction of an all weather multi use games area with associated fencing and floodlighting. The proposed games area is to be sited over the footprint of an existing games area.

Expiry Date: 1 July 2015

SUMMARY

Planning permission is sought for the construction of a Multi Use Games Area (MUGA) on the footprint of an existing games area at Northfield School, Billingham.

Under the Council's Scheme of Delegation, the application is put forward for determination by the Planning Committee as the scheme does not constitute minor development. No objections have been received from statutory consultees subject to a number of conditions.

The proposed development is considered to be of an appropriate scale, design and layout for its setting, achieves satisfactory spacing from surrounding properties and is not considered that it will result in any unacceptable impacts on residential amenity. The proposed scheme is considered to satisfy the principles of the National Planning Policy Framework, and Core Strategy Policies CS3, CS6 and CS10 and as such is recommended for approval.

RECOMMENDATION

That planning application 15/1059/LAF be approved subject to the following conditions and informatives below;

01 *The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.*

Reason: *By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).*

02 *The development hereby approved shall be in accordance with the following approved plans;*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>TS10361/01/100</i>	<i>30 April 2015</i>
<i>TS10361/01/101</i>	<i>30 April 2015</i>

TS10361/01/102
D24584/PR/B
R001

30 April 2015
30 April 2015
30 April 2015

Reason: To define the consent.

03 No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 9.00a.m on Saturdays nor after 6.00 p.m. on weekdays and 1.00 p.m. on Saturdays (nor at any time on Sundays or Bank Holidays).

Reason: To avoid excessive noise and disturbance to the occupiers of nearby premises.

04 The hours of use of the Multi Use Games Area and its associated lighting shall be restricted to 8.30am to 9pm Monday to Friday and 8.30am to 5.30pm on Saturday and Sunday and no use on Bank Holidays.

Reasons: In order to limit the use of Multi Use Games Area and its associated impacts on the residential amenity associated with nearby premises in accordance with the guidance within the National Planning Policy Framework.

INFORMATIVES

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

BACKGROUND

1. The Secondary Curriculum and the Education Premises Regulations dictate that there is a statutory requirement to provide an external area suitable for playing team games. The installation of a multi use games area will satisfy the school's statutory requirements and also provide opportunities for the community, after school clubs together with external sports organisations to make use of the facilities.

SITE AND SURROUNDINGS

2. The site is located in Billingham and the school is situated on Thames Road. Adjacent to the proposed MUGA site to the north is the Sportsdrome building and school fields. Beyond school fields to the east are fields together with residential properties which are partitioned from the school fields by trees. To the west of the proposed MUGA is the main school building. Residential properties are situated to the south of the site amongst which is Prior's Mill Primary School.

PROPOSAL

3. Planning permission is sought for the construction of a MUGA on the footprint of an existing games area at Northfield School, Billingham.

4. The proposed size of the multi use games area is 67m x 42m, with 6 no. 5m wide x 2m long goal recessed areas to perimeter and 6m x 10m long jump area. This size is not a standard Football or Sport England size but it does fall within the education requirements for a secondary school facility and a MUGA. The pitch will be enclosed by a 4.0m high twin bar fence system. Suitable goals and equipment will be provided for all the proposed usages.

5. The specification of the proposed surface to the MUGA is a sand dressed carpet manufactured from Polyethylene Texturised Monofilaments. The system includes a 15mm thick in situ rubber shock pad overlay onto the existing tarmac surface. The carpet specification is specifically designed for Secondary Schools and high use. The MUGA will incorporate line markings for football, netball, tennis and a six lane running track.

6. The MUGA is to have a twin bar fence system to allow joint use of the facility without interfering or affecting the use of the adjacent facilities, the school playing field or other play areas. The fence will be polyester powder coated green and will be 4.00m high to three sides and 5.0m high to the side adjacent the car park. The fencing design suits the Secondary School multi-sport use and provides adequate height for the retention of balls and equipment. The new surface will drain onto the existing tarmac surface which is already positively drained. The proposed floodlighting has been designed by accredited lighting specialists increasing operating hours and offering community use into the evening along with inter-school tournaments. All residential buildings are outwith the extent of light spillage from the floodlighting and a floodlighting drawing accompanies the submission. The provision of floodlighting to the MUGA also releases indoor Sportsdrome space for alternative activities.

7. Hours of use for community bookings during term time have been put forward for evening and weekend use and all use of the facility will be supervised by school or visiting specialist staff and sports coaches.

8. Other than the construction of the MUGA, floodlighting and associated fencing works there will be no other building works proposed. There are sufficient existing changing facilities in the adjacent Sportsdrome building which also has a reception.

9. Access to the pitch will be via level pedestrian gates off the play area. Double gates are planned to enable access, maintenance and repair. All access routes will be DDA compliant

CONSULTATIONS

10. The following Consultations were notified and any comments received are set out below:-

Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the following condition be advisory on the development should it be approved covering construction noise; the operating hours should be limited to ensure that adjacent premises are not adversely affected by either customers using the premises or from vehicles servicing the premises at unsocial hours and restrict the use of the floodlights to coincide with the opening hours of the site.

Highways Transport And Environment

General Summary

The Highways, Transport & Environment Manager has no objections to this development.

Highways Comments

This proposal does not affect the highway no objections are raised.

Landscape & Visual Comments

The proposed pitch is situated on an area of existing hard surfaced tennis courts close to the school, so there are no landscape and visual objections to the development.

PUBLICITY

11. Neighbours were notified and no comments were received-

PLANNING POLICY

12. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan. Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

National Planning Policy Framework

Paragraph 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or -specific policies in this Framework indicate development should be restricted.

The following local planning policies are considered to be relevant to the consideration of this application:-

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

8. Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

Core Strategy Policy 6 (CS6) - Community Facilities

3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.

5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

3. The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:

i. Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George.

ii. Green wedges within the conurbation, including:

- _ River Tees Valley from Surtees Bridge, Stockton to Yarm;
- _ Leven Valley between Yarm and Ingleby Barwick;
- _ Bassleton Beck Valley between Ingleby Barwick and Thornaby;
- _ Stainsby Beck Valley, Thornaby;
- _ Billingham Beck Valley;
- _ Between North Billingham and Cowpen Lane Industrial Estate.

iii. Urban open space and play space

MATERIAL PLANNING CONSIDERATIONS

13. The main material considerations when assessing this application are the principle of development, character of the surrounding area, potential impact upon the amenity of neighbouring properties, and any other residual matters.

Principle of development

14. The National Planning Policy Framework (paragraph 73) states "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. Furthermore, the justification relating to Core Strategy Policy CS6 (Community Facilities) notes "Provision of and access to facilities underpins a number of Sustainable Community Strategy strands. Promoting health, well-being and achievement of children and young people involves good quality education and training facilities, together with chances for young people to enjoy culture, sport and leisure opportunities...Encouraging residents to live a healthy lifestyle involves the provision of facilities to encourage regular exercise taking and to maximise the opportunities provided by the natural landscape of the Borough to improve their health". Policy CS6 states that priority will be given to the provision of facilities that contribute towards the sustainability of communities; opportunities to widen the Borough's cultural, sport, recreation and leisure offer; the quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced; existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location.

15. The proposed MUGA has been sited directly upon the existing school's tarmac sports courts area position which will allow for the retention of the existing school playing fields and sports pitch and will therefore not have a detrimental impact upon the site.

16. In view of the above policy considerations, and given that the area of land is currently used as a school sports court it is considered that the proposed development would be located within a suitable location and that the proposal would satisfy the provisions of Core Strategy CS6 in terms

of providing recreation facilities. Additionally policy CS10 of the adopted Core Strategy seeks to protect and enhance urban open space and play space. Therefore it is considered that the principle of development is acceptable, subject to the proposed scheme satisfying other material considerations as set out below.

Character of the Surrounding Area

17. The proposed MUGA has been sited directly upon the existing school's tarmac sports courts area position which will allow for the retention of the existing school playing fields and sports pitch and will therefore not have a detrimental impact upon the site.

18. The structure is considered to be of a typical design and size for a multi use games area and will not have a detrimental impact upon the school and immediate area in terms of the design, style and proportion.

19. There are no existing trees within the area of the proposed works. Any disturbance to adjoining grass surfaces will be reinstated and repaired as soon as possible following the completion of the works. To allow supervision of the users and to ensure the security of the pitch, it is not intended to provide any soft landscaping around the pitch as this may impede visibility.

20. The works proposed, given that it is replacing an existing tarmac court area, is not considered to be overbearing or constitute overdevelopment of the site.

Amenity of Neighbouring Properties

21. In view of the separation distances to residential properties, the modest design and scale of the proposal and the fact that the MUGA will be sited within an existing school it is considered that the proposed scheme will not result in an unacceptable impact upon the amenity of neighbouring properties.

22. The Council's Environmental Health Unit has been consulted on the application and studied the floodlighting specifications and in particular the luminaire schedule and are of the opinion that the lighting will not cause any unnecessary intrusion to local residential properties.

23. The applicant had put forward hours for community use for evening use up to 10pm on weekdays however it is considered necessary to limit the hours of use up to 9pm to ensure that adjacent premises are not adversely affected by either users of the facility or from vehicles servicing the premises at unsocial hours and an opening hours condition is accordingly recommended. In addition to a condition in relation to construction works on site.

Highway Safety and Car parking

24. The proposed MUGA is a facility to be used mainly by the school during normal school hours. Any additional community use or use by external sporting organisations will be after 3:45pm and no additional on-site car parking will be required to facilitate this.

25. The Highways, Transport and Environment Manager raises no highway objections, it is therefore considered that the proposal will not result in an adverse impact upon highway safety.

Other matters

26. The proposal would not impact on protected species, habitats and local biodiversity and in terms of flood risk, the site falls within Flood Zone 1 (the lowest risk) with a need to demonstrate a satisfactory management of surface water and the Council's Surface Water Management Team have raised no objection to the proposal.

CONCLUSION

26. The proposed MUGA would provide functional improvements at the school and it is considered that the MUGA would not have unacceptable impacts upon the appearance of the school site or residential amenity. The proposal is in accordance with the relevant policies of the development plan and is therefore considered acceptable and it is recommended that the application be approved with conditions for the reasons specified above.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Gregory Archer Telephone No 01642 526052

WARD AND WARD COUNCILLORS

Ward Northern Parishes
Ward Councillor Councillor J Gardiner

IMPLICATIONS

Financial Implications: As Report

Environmental Implications: As Report

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

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Background Papers

The Town and Country Planning Act 1990.

National Planning Policy Framework

Stockton on Tees Local Plan Adopted Version June 1997

Core Strategy Development Plan Document March 2010