

DELEGATED

**AGENDA NO 7  
PLANNING COMMITTEE**

**1 JULY 2015**

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

**15/1268/FUL**

**Stockton Sixth Form College, Bishopton Road West, Stockton-on-Tees  
Development of an artificial turf pitch with floodlighting and the inclusion of prefabricated stands, prefabricated changing room block with toilet facilities and refreshment area, technical areas with dugouts, turnstile and associated fencing and pathways.**

**Expiry Date: 30 July 2015**

**UPDATE REPORT**

**Additional Comments**

Alex Cunningham MP Stockton North

Comments appended in full.

Recognise need for football club to thrive but has a number of concerns about the proposed development, ranging from potential noise, light pollution, increased traffic, floodlighting considerations, waste water and sewage.

Councillor Michael Clark

This project will sustain and create employment and deliver a facility that will make a significant contribution to the health and well-being of local people. The provision of good quality facilities like this is all the more important given that participation in sport is declining among all age groups with disastrous consequences for the nation's health.

The need for an all-weather pitch is identified in the council's playing pitch strategy and having addressed issues of land use, noise, traffic and light, council officers have concluded that it is a sustainable development in this location and should be granted planning permission.

It will be funded by a grant from a national sports organisation and their support is testimony to the credibility of both partners in the venture, a volunteer-led community foundation football club and local sixth form college, who can be trusted to manage it responsibly.

It will be the largest investment in sporting/leisure facilities this part of town has ever had and it is unlikely we will have this opportunity again to create a facility with so much potential to improve the health and well-being of all sections of the community and children and young people in particular.

Councillor Paul Baker

The proposed development is not appropriate to street scene and is clearly over development and spoiling local amenities and would impact dramatically on people's privacy and their lives, traffic would impact onto adjoining private roads, this clearly has not been thought out by the football club. The development should be built closer to the club house, nearer to their car parking and the expanse of land to the rear of club house, it would not impact or interfere with the residents quality of life or surrounding areas.

Other

A total of 120 representations have been received which includes 69 objections and 50 comments of support. The majority of these are already reflected within the main report. Additional comments of objection include;

- Concerns over footballs landing on surrounding highways;
- The number of spectators could increase,
- Further expansion of the FC activities could take place such as sale of merchandise etc.
- Existing events that the FC host at the club house already cause noise and disruption to nearby residents.
- The site is near the ambulance station and additional traffic will affect the route for ambulances;

Stockton FC have sought to confirm a number of points.

- The Football Club currently play 19 Home league games and an average of 6 Home cup games with a possibility of approx. 3 home friendly games prior to the season then an absolute maximum number of 1<sup>st</sup> team games being played at the site would be 28.
- 1<sup>st</sup> Team games are played between August and May. (approx.. 9 months)
- The Football Club currently attract a crowd of between 30 to 100 and average out at 50/60.
- The Stands are a League requirement and will not directly relate to increased attendances.
- It would be reasonable to assume that if promoted up a league, the average attendance would increase. The average attendance in that League is still less than 100. If SFC achieved 2 promotions then a further increase in attendance should be expected but to average over 200 would be extremely unlikely.
- 1<sup>st</sup> team games and other games / training would be moved to the artificial pitch as being proposed,
- SFC would retain use of the existing natural turf pitch behind Our Lady & St Bede's and use it for their older junior teams such as U18's / U16's which normally attract a small number of parents as spectators although advise that some of their games will migrate to the proposed artificial pitch,
- SFC would continue to use the sports fields to the rear of Our Lady and St Bede's in the same way they are currently used.
- The 100 standing stand shall be implemented now and the other stand might be implemented if/when the club progresses through the leagues but i see your point as the permission is ultimately for both now.

### **Material Planning Considerations**

The majority of comments raised have already been considered within the main report.

With regards to concerns over footballs landing on surrounding highways, this is addressed by the provision of ball stop fencing around the pitch.

With regards to further expansion of the clubs activities, current considerations need to be limited to the current proposal rather than what may come forward in future submissions (should permission be required).

With regards to existing events hosted by the club, this current proposal does not affect what may already take place from the club house as no changes are being proposed relative to the club house.

With regards to the number of spectators potentially increasing, this could already be the case at the current site without acoustic attenuation. Notwithstanding this, this is a new proposal at a new location with slightly different relationships to residential properties. The Council's Licencing section have confirmed that playing sport and watching sport is not a licensable activity. As such,

it is considered necessary in this instance that crowd numbers should be limited. It is not suitable to limit numbers based on the stand capacity as mitigation for this has not been demonstrated to date. Instead, capacity is included within a reworded condition requiring noise modelling and mitigation to be demonstrated and numbers will be limited to what the noise modelling demonstrates is suitable.

With regards to the site being near to an ambulance station, the impacts of traffic entering and exiting the site are considered to be acceptable and in the majority of cases would not be significant numbers.

In view of the above, it is considered that the additional comments received which are not detailed within the main report would not raise any notable impacts or areas of concern which would affect the recommendation being made.

Having re-considered the condition relating to noise mitigation, a small change is recommended to the wording as detailed below in order to prevent any ambiguity in its control and requirements.

### **Recommendation**

***That the application be determined in accordance with the recommendation within the main report subject to the change of the noise modelling and mitigation condition as detailed below.***

### ***Noise modelling and mitigation***

*No development hereby approved shall commence on site until a noise modelling and mitigation report has been submitted to and approved in writing by the Local Planning Authority. The report shall factor in all sources of noise including the spectator's noise, and in addition report any excess noise level above the existing background at the nearest noise sensitive locations. The report shall include but not be restricted to modelling the provision of acoustic fencing to the southern and eastern lines of fencing around the pitch and on the proposed bund feature to assess their impacts on noise reduction. The final scheme of mitigation proposed shall be demonstrated within the report as being successful, demonstrating external noise level about 1 metre from facades of living spaces of the residential properties to be less than 50dB,  $L_{Aeq,1hour}$ . The numbers of persons on site at any one time (spectators, players and others) shall be limited as detailed within the report and shall be relative to adequate mitigation being achievable.*

*The final scheme of noise mitigation detailed within the Noise Modelling and Mitigation report shall be installed on site prior to the 3G pitch being brought into use or an alternative timing as detailed within the approved noise mitigation report and shall be retained in place thereafter for the active life of the pitch. The numbers of persons on the site at any one time shall not exceed the maximum as detailed within the approved report.*

*Reason: In order to ensure suitable mitigation of noise for surrounding residents in view of the nature of the use and proximity of housing, in accordance with the requirements of the National Planning Policy Framework.*