

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
5 July 2023
REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS
SERVICES**

22/2517/VARY

Playing Field, Aislaby Road, Eaglescliffe

Section 73 application to remove condition no1 and no2 of planning approval 268/79 and creation of extended car parking area.

Expiry Date 7 July 2023

SUMMARY

Planning permission is sought to remove conditions no1 and no2 of planning approval S268/79 to allow community use of the playing pitches at the Yarm School Playing Field, Aislaby Road, Eaglescliffe. The proposal also includes the creation of an extended car parking area to facilitate 97 car parking spaces.

Planning permission was approved in 1979 for the use of the land as school playing pitches with restrictive conditions for use by Yarm School only. The applicant seeks consent to allow Yarm School along with their associated partners/community groups and facilitate wider community use and participation in sport at the site.

There have been 34 letters of support and 11 letters of objection which the main cause for concern relating to on street and indiscriminate parking. To overcome this the applicant has proposed the provision of a 97 space car park.

The proposed extended community use would be supported by national and local planning policy and with conditions to control the operation and use of the site it is considered that there are no sustainable planning reasons to refuse the application and the application is recommended for approval subject to planning conditions.

RECOMMENDATION

That planning application 22/2517/VARY be approved subject to the following conditions and informatives

Approved Plans

01 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date Received
2819 AL(0)100 YS	18 May 2023
SBC0001	9 December 2022

Reason: To define the consent.

Car Parking

- 02 Prior to the community use being brought into operation, the car park as shown on plan 2819 AL(0)100 YS received 18 May 2023 shall be provided and available for the parking of vehicles when the playing pitches are in use. The car park shall be retained for the life of the development.

Reason: In the interests of highway safety.

Community Use Agreement

- 03 Within three months of the commencement of the use of the development by any person other than Yarm School pupils a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to Yarm School's Aislaby Road Playing Field and include details of pricing policy, hours of use, access by non-school users management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport

Community Use

- 04 The use of the facility for organisations other than Yarm School shall be capped at of a total of 125 uses per year and a maximum of 10 senior league matches per year, by non-Yarm school organisations.

Reason: To ensure the protection of nearby residential properties and their amenity.

Hours of operation

- 05 The playing pitches shall not be used outside the hours of 9.00 am – 8.30pm. After 6pm, where there is only one game taking place, the southern pitch shall be used.

Reason: To ensure the protection of nearby residential properties and their amenity.

Lighting

- 06 No floodlights or other methods of illuminating the site shall be erected site without the prior written consent of the Local Planning Authority.

Reason : In the interests of the amenity of the surrounding properties and to protect the visual amenity of the open countryside.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Community Use Agreement

Guidance on preparing Community Use Agreements is available from Sport England.
<http://www.sportengland.org/planningapplications/>

BACKGROUND

1. Planning permission was approved in 1979 for the use of the land as school playing pitches. The application was approved with the following restrictive conditions

Condition 1:

This consent shall enure for the benefit of the Trustees of Yarm Grammar School only and shall not enure for the benefit of its successors or for the benefit of the land.

Reason: Permission has only been granted on the basis of an undertaking made by the applicants which would not be binding upon successors in title or other users of the land.

Condition 2:

The use of the land for playing field hereby approved shall be for the use of the Trustees of Yarm Grammar School and its staff and pupils only and shall not be hired, let out or in any other way used by any other persons or bodies.

Reason: To limit the use of the playing field in the interests of the amenities of local residents and highway safety.

SITE AND SURROUNDINGS

2. The application site is located south of Aislaby Road and to the west of the River Tees and Yarm Conservation Area.
3. The site is wholly in Flood Zone 3 and Outside the Limits to Development.

PROPOSAL

4. Planning permission is sought for the removal of Conditions 1 and 2 associated with planning permission S268/79 which is the historic consent granting approval for the use of the site as school playing pitches for Yarm Grammar School.
5. The application seeks to remove the above conditions to allow the playing pitches to be used by Yarm School along with their associated partners/community groups and facilitate wider community use and participation in sport at the site.
6. The playing field will remain in use by the school, and the school are currently in negotiations with Yarm Rugby Club to take a lease on the pitches which would permit the rugby club to use the pitches along with continued use of the pitches by the school.
7. The playing field provision at the site currently extends to approximately 8 acres and the school uses the site for rugby, football and cricket provision along with other sports.
8. It should be noted that the Applicant states Yarm Rugby club do currently use the playing field on an ad hoc basis, with no deliberate intended breach of this condition by the School as until recently they were unaware that such restrictions on use, were in place. The use has since ceased.
9. The rugby club have indicated that they would likely use the pitches in the evenings no later than 20.30pm in the summer months and weekends no later than 18.30pm.

CONSULTATIONS

10. Consultees were notified and the following comments were received.

Sport England

Thank you for consulting Sport England in respect of the application to remove the above conditions. The original approval is from 1979, pre-dating Sport England's role as a consultee by some 17 years. Nevertheless, had a consultation come to us today for a new school playing field at this site, Sport England would, inter alia, have sought to see managed community use of the playing field in addition to its [principal] curriculum use.

Sport England has developed tools and methodologies to help Local Authorities understand the availability and carrying capacity of playing pitches in their areas relative to demand for their use. This information helps provide a context for developing planning policies on the protection of and access to playing field sites. Such contextual information would not have been available when the decision was taken in 1979 to approve the new area of playing field with the conditions restricting its use. Had such information been available then, it would have material to the decision reached and the conditions that the Council imposed.

Stockton's new Playing Pitch Strategy (PPS) and Action Plan has been signed off by its Steering Group (including Sport England) and is awaiting ratification by Cabinet. The PPS shows there are capacity issues for cricket, rugby union, and football in the Yarm/Eaglescliffe area, and as such proposals that have the potential to increase the supply of publicly accessible playing pitches are to be welcomed. In light of the above, Sport England supports the removal of the conditions.

We appreciate however that a change to a situation that allows unfettered public use of the playing field might itself give rise to planning issues. Sport England usually recommends that community use of playing fields is carefully managed to strike the appropriate balance between the site's tolerance and capacity for such additional use and the suitability of its location for accommodating extra-curricular use. Advice on these and inter-related matters can be found at the 'Use Our School' resource at the following location on our website: <https://www.sportengland.org/funds-and-campaigns/use-our-school>. Rather than simply remove the respective conditions, the Council may wish to consider their replacement with a condition requiring the submission of a community use agreement condition. The agreement would then provide transparency as to the intended hours of community use and likely users. Sport England can provide a model condition for this should the Local Authority and applicant be amenable.

Sport England has considered the amended application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.' Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-Sport#playing_fields_policy

Having assessed the application, Sport England is satisfied that the extended car park meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' This being the case, Sport England **does not wish to raise an objection** to this aspect of the application.

Comments on the inclusion of the car park and amended description for the above application.

Sport England has considered the amended application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.' Sport England's Playing Fields Policy and Guidance document can be viewed at https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Having assessed the application, Sport England is satisfied that the extended car park meets exception 2 of our playing fields policy, in that 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this aspect of the application.

12. Highways Transport & Design Manager

General Summary - Subject to the agreement of the condition set out below the Highways, Transport and Design Manager raises no objections to the proposals.

Highways Comments: The applicant has provided a Transport Statement (TS) setting out the traffic generation and parking requirements associated with the use of the playing pitches for various training sessions and games on a weekday evening or a weekend including the occasional use of the pitches for senior matches when the existing facilities at the Yarm Rugby Club ground are unavailable. Based on the additional information provided regarding the senior games, currently held at the existing Yarm Rugby Club ground, the vehicles associated with both players and spectators attending a match could easily be accommodate within the proposed 100 space car park within the site, as shown on drawing reference 2819 AL(0)100 Ref X. The activities at the site, associated with use by the rugby club, would also take place outside of the weekday peak periods for traffic movements on the local highway network and are therefore unlikely to cause a severe impact. Based on the above the Highways, Transport and Design Manger is unable to raise any objections the removal of the condition restricting the playing pitches to school use only however, in order to minimise the impact of the use by non-Yarm school organisations it is proposed that the use of the pitches:

- is restricted to Yarm School and Yarm Rugby club only or by organisations other than Yarm school is restricted on a weekly, monthly, or annual basis.

- Considering the frequency of training sessions / games set out with the TS a cap of a total of 125 uses per year and a maximum of 5 senior league matches per year, by non-Yarm school organisations, appears to be reasonable.

Therefore, subject to a suitable condition being imposed on the frequency the pitches can be used by non-Yarm school organisations the Highways, Transport and Design Manager raises no objections to the proposals.

13. Eggescliffe And Eaglescliffe Parish Council

Eggescliffe and Eaglescliffe Council have concerns about the additional traffic and parking that will be generated by the increased use of this playing field. It's understood the original restriction was put in place to address vehicle traffic on the narrow Aislaby Road accessing the playing field and the 'layby' at the site entrance intended as a visibility splay for exiting the grounds. The hard standing within site, whilst adequate for the current number of vehicles transporting children to site, unchanged will not have the capacity for extra vehicles. Is a Road Safety Audit being carried out as part of the application to address increased traffic and parking along this narrow road? Have Yarm Rugby Club & Yarm School indicated the numbers of vehicles expected to access site and how they can ensure that visitors do not park on the roadside? A concern was also raised about any flood or contamination risk from nearby 'Nelly Burdon' Beck. Whilst not wanting to stand in the way of better facilities for local community groups, Eggescliffe and Eaglescliffe Council would like these concerns addressing. A comment was received by one of the E&EPC Councillors saying the lack of basic amenities such as toilets etc. are still going to be an issue and is the lack of changing room facilities and showers going to be addressed by the Club.

14. Environmental Health Unit

I have checked the documentation provided, have found no grounds for objection in principle to the development. I would however recommend a condition be placed on the application restricting the hours of use or to ensure that after a set time i.e. 18:00hrs only the area of the field furthest away from residential properties is used.

PUBLICITY

15. Neighbours were notified and there have been 13 letters of objection and 31 letters of support with the details summarised below

Objectors:

Lynn Dobson 9 Burdon View Eaglescliffe
Mr Nigel Ibbetson 5 Burdon View Eaglescliffe
Susan Ibbetson 5 Burdon View Eaglescliffe
Mrs Lynn Dobson 9 Burdon View Eaglescliffe
Mr Stewart McKenzie 17 Carr Bridge Close Eaglescliffe
Mr Brian O'Donnell Willow View Aislaby Road
Mr Nigel Vaughan 4 Burdon View Eaglescliffe
Mr Stephen Joyce 5 Carr Bridge Close Eaglescliffe
Mr Jeromie Dobson 9 Burdon View Eaglescliffe
Mr Andrew Anderson 20 Carr Bridge Close Eaglescliffe
Mr Andrew Watson 2 Carr Bridge Close Eaglescliffe

Reasons for objections (Summarised)

- Noise in a rural area
- Traffic impact and lack of parking
- Yarm Rugby Club has been actively using the Yarm School fields without approval; their use has been conducted in an unsafe manner providing a dangerous environment for

participants and residents alike and despite claims informal car parking was not marshalled nor was Aislaby Road kept clear.

- The offer of 'potential' car parking is not the same as an actual agreement and this needs securing
- The traffic survey is very biased in favour - the walking times are unrealistic. There are only 2 safe walking routes to the playing fields: via Leicester Way & Carr Bridge or via the river path from Yarm Bridge. The traffic report disregards the routes one must walk and assumes the players & spectators can walk very quickly.
- Littering

Support:

Mr Simon Thorpe 10 Morley Carr Drive Yarm
Mr Richard Vaux 3 Burdon View Eaglescliffe
Mrs Zara Leggett 9 Brantingham Drive Ingleby Barwick
Miss Anne-Marie Jones 25 Angrove Close Yarm
Dr Howard Leigh Saltergill Cottage Low Worsall
Mr Paul McMann 1 Trevithick Close Eaglescliffe
Mr Garry Palmer 59 Lingfield Drive Eaglescliffe
Mr Dave Jones Preston Cricket Club And Yarm Rugby Club Wass Way
Mrs Jennifer Leigh 26 Mayfield Crescent Eaglescliffe
Mrs Noelle Dixon 11 Mourie Wood Way Yarm
Mrs Gemma McRobert 21 Dyce Close Eaglescliffe
Matthew White 14 Caldey Gardens Ingleby Barwick
Mr Richard Martin 29 White House Croft Long Newton
Mr Rob Kensey 2 Dinsdale Drive Eaglescliffe
Mr Michael Snaith 18 Hazel Slade Eaglescliffe
Mr Paul Howlett 85 South End Osmotherley
Mr James Stonier 1 Holly Pond Court Yarm
Mr Craig Wilson 5 Ramsey Crescent Yarm
Dr Finlay Copeland 25A South Side Hutton Rudby
Mr Marcus Grantham 52 Debruse Avenue Yarm
Mr Olly Flight 38 Angrove Close Yarm
Mr Martin Hardy 63 Lingfield Drive Eaglescliffe
Mrs Victoria Ellis 1 Butterfield Grove Eaglescliffe
Mrs Lesley Burkin 1 Exford Close Ingleby Barwick
Ms Samantha Hellewell 8 Timothy Court Stockton-on-Tees
Miss Andrea Rogers 14 Buttercup Close Stockton-on-Tees
Mr Robert Stonier Lingfield House Lingfield Drive
Miss Bahera Abu-Shamat 1 Holly Pond Court Yarm
Mr Steven Passman 561 Yarm Road Eaglescliffe
Mr David Hunter 49 Albert Road Eaglescliffe
Mr Jamie Knight 9 Grasmere Avenue Middlesbrough
Mr James Ellis 1 Butterfield Grove Eaglescliffe
Mr Hunter 49 Albert Road, Eaglescliffe
Mrs C Fidgeon Highfield Manor Aislaby Road (support however some concerns raised re parking)

Reasons for support (Summarised)

- Proposals support the health and wellbeing of children and adults.
- The children in Yarm/Eaglescliffe currently have very little or no leisure facilities and sporting options available to them, compared to other children who live in other areas in Stockton borough.
- There are now no other local viable alternative playing fields or land in the Yarm to facilitate sporting activities.

- Traffic issues can be mitigated by extending the car park
- The playing fields would only be used for a couple of hours each week, within reasonable daytime hours.

PLANNING POLICY

16. 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 Stockton on Tees Borough Council Local Plan 2019.
17. Section 143 of the Localism Act came into force on the 15 January 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 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

18. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
19. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Paragraph 93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

Paragraph 98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Local Planning Policy

20. The following planning policies are considered to be relevant to the consideration of this application.

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 4 (SD4) - Economic Growth Strategy

18. The Council will support appropriate economic growth development within the countryside that cannot be located within the limits to development, or is of an appropriate scale and does not harm the character and appearance of the countryside; where it:

- a. Is necessary for a farming or forestry operation; or
- b. Provides opportunities for farm diversification; or
- c. Provides opportunities for equestrian activity; or
- d. Is a tourism proposal requiring a rural location; or
- e. Is a site for new and existing land based rural businesses/enterprises.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

e) Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance, and provides for sport and recreation or development identified within Policies SD3 and SD4.

f) Ensuring any new development within the countryside retains the physical identity and character of individual settlements.

l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air,

water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.

2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:

d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

b. Landscape character of the area, including the contribution made by existing trees and landscaping;

c. Need to protect and enhance ecological and green infrastructure networks and assets;

d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;

e. Privacy and amenity of all existing and future occupants of land and buildings;

f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;

g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and

h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

Economic Growth Policy 7 (EG7) - Supporting Rural Economic Development

5. The Council will support and promote the retention and development of local services and community facilities in villages, which meet the day to day needs of rural communities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Proposals which involve the re-use or redevelopment of existing land or buildings where the last use was for community purposes or providing community facilities will be considered against Policy TI2.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.

2. Development on land in Flood Zones 2 or 3 will only be permitted following:

a. The successful completion of the Sequential and Exception Tests (where required); and

b. A site specific flood risk assessment, demonstrating development will be safe over the lifetime of the development, including access and egress, without increasing flood risk elsewhere and where

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:
- it has been demonstrated to be surplus to requirements; or
 - the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or
 - the proposal is ancillary to the use of the open space; and
 - in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:
- Protect, maintain and improve existing community infrastructure where appropriate and practicable;
 - Work with partners to ensure existing deficiencies are addressed; and
 - Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.
4. To ensure needs for community infrastructure are met, the Council will:
- Support opportunities to widen the cultural, sport, recreation and leisure offer;
 - Support proposals of education, training and health care providers to meet the needs of communities;
 - Encourage the multi-purpose use of facilities to provide a range of services and facilities within one accessible location;
 - Safeguard land at the former Blakeston School site for the provision of a crematorium;
 - Identify land for the delivery of cemetery provision within Stockton and to the south of the Borough to meet identified needs;
 - Support the provision of additional river accesses with increased landing stages/moorings/marina at appropriate locations where they are of a scale appropriate to the location; and
 - Safeguard areas of land at Ingleby Barwick for:
 - Leisure facility adjacent to the Local Centre, and
 - Community Centre at Sandgate.
6. Development on existing sports and recreational buildings and land, including playing fields will be resisted, unless:
- An assessment has been undertaken which has clearly shown the buildings or land as surplus to requirements; or
 - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or
 - The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.

MATERIAL PLANNING CONSIDERATIONS

21. The application site has been in use since 1979 with the permission relating solely to Yarm School. As noted in the comments from Sport England, should this permission be sought in 2023 then Sport England would have sought to see managed community use of the playing field in addition to its curriculum use.
22. Stockton has recently undertaken a new Playing Pitch Strategy and Action Plan which has recently been adopted. The PPS shows there are capacity issues for cricket, rugby union, and football in the Yarm/Eaglescliffe area, and as such it is considered that these proposals have the potential to increase the supply of publicly accessible playing pitches. Sport England supports the removal of the conditions and the extension of the car park.
23. In terms of national and local policy, support will not be given to developments which would lead to the loss of or would prejudice the use of all or any part of a playing field which this development would not. Whilst the car park will be extended and formalised this supports the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or use and there are no policy reasons not to support this aspect of the proposal.
24. Whilst the site is outwith the limits to development the use is already in operation. The car park is to be laid with permeable chippings and not a tarmacked area and this surface is more suitable to the open countryside.
25. Overall, it is considered that additional community use in the manner proposed will bring a number of benefits to both sports provision and access to sport for the local community with associated health and wellbeing benefits and there are no policy reasons not to support the development.

Impact on neighbours

26. Since the use was approved for the School there have been a number of new residential developments built in close proximity to the site, whilst the majority of the objections relate to car parking which is considered below, the increase in usage will no doubt increase the noise in the area and therefore it is considered reasonable to add additional conditions to control the hours and operations at the site.
27. With these conditions in place it is considered that the use can be suitably controlled to ensure the residents are not adversely affected by the additional community use of the facility.

Traffic and Transport

28. The site was approved with limited parking as the school transported children by minibus. Concerns have been raised about indiscriminate parking and parking on Aislaby Road. The applicant has agreed that a 97 space car park will be provided to accommodate the traffic.
29. The application is accompanied by a transport statement and additional information was provided detailing the number of cars that are usually parked on site, with a recent home game having 37 cars parked at the Wass Way site (players and spectators).
30. The applicant states that as there are no facilities at Aislaby Playing fields the likely scenario would be that the teams would meet at Wass Way to change and then travel to Aislaby Playing fields for the game, estimated to be the club minibus and possibly 10 cars.

31. Nonetheless with the formalisation of the car park and increase in capacity it is considered that the proposal would not lead to significant adverse impact on on-street parking or traffic safety and accordingly the Highways Transport and Design Manager has raised no objections to the proposal subject to conditions which have been recommended.

Other Matters

32. Comments in relation to pollution to Nelly Burdons Beck are noted but this is an existing site and the changes will not increase flood risk or pollution.
33. Comments on littering are noted and have been passed to the applicant to manage.

CONCLUSION

34. Overall, it is considered that the benefits from allowing the community use of the playing fields is significant and the site can be sufficiently controlled through conditions to manage the site so as not to adversely affect residents.
35. The application is recommended for approval with conditions.

WARD AND WARD COUNCILLORS

Ward	Eaglescliffe (Pre May 2023)
Ward Councillor	Councillor Stefan Houghton
Ward Councillor	Councillor Laura Tunney
Ward Councillor	Councillor Jacqueline Bright

IMPLICATIONS

Financial Implications: None

Environmental Implications: See 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

Stockton on Tees Local Plan Adopted 2019
Playing Pitch and Outdoor Sport Strategy
Application File