

Application Number	Expiry Date	Parish	Ward
173584	02/02/2018	Woodley	Coronation

Applicant	Directors of Waingels Academies Trust
Site Address	Waingels College, Waingels Road, Woodley RG5 4RF
Proposal	Full planning application for the demolition of existing store building attached to sports hall and erection of all-weather multi-use games area with floodlighting columns
Type	Full
PS Category	516
Officer	Simon Taylor
Reason for determination by committee	Listed by Councillor Baker

FOR CONSIDERATION BY	Planning Committee on Wednesday 11 April 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

The Waingels College campus is a secondary school located on the northern side of Waingels Road in Woodley. It comprises a variety of two storey buildings and two main car parks at the southern end of the site with 7.5 hectares of playing fields and other sports facilities at the northern end. The school was redeveloped following a grant of planning permission in 2008 under planning application reference F/2008/1844.

The proposal seeks to install a multi-use games area (MUGA) with a playing surface area capable of accommodating 11-a-side football. It will comprise fencing and 8 x 15.5m high floodlights enabling 'pay and play' use by the community until 10pm Mondays – Saturdays and 6pm Sundays. The school has previously installed a smaller floodlit MUGA immediately to the east which is the equivalent size of a tennis court and has 6 x 10m high floodlights. The existing MUGA is limited by condition for use until 10pm (planning application 163217).

Residential development adjoins the western boundary of the school and across Waingels Road to the east with the Great Western main line railway forming the northern boundary. The MUGA will be sited approximately 85m from the residential properties to the west and 145m from the residential properties to the east.

Given its distance from residential properties, limited scale and screening by existing buildings, the application proposal is considered to be acceptable, subject to Conditions 3-7 relating to installation/construction, the preparation of a noise assessment and limiting the hours of operation.

PLANNING STATUS

- Countryside (Part) Major Development Location (Part)
- Opposite Ancient Woodland (TPO protected)
- Flood Zone 1
- Bat consultation zone
- Groundwater protection zone

- Landfill gas consultation zone
- Landfill Buffer (250m)
- Wind turbine safeguarding zone
- Sand and gravel extraction consultation zone

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions and informatives:

Conditions

1. Timescale

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

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted drawings numbered Rea-051-023 and Rea-051-024 (dated December 2017), Rea-051-026 Rev A (dated 8 December 2017) and Rea-051-027 (dated January 2018). The development shall be carried out and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Noise Assessment

Before the multi use games area, hereby permitted, is used, a noise assessment shall be carried out and a scheme submitted to and approved in writing by the local planning authority which specifies the provision to be made for the control of noise emanating from the use of the pitch. The approved scheme shall be fully implemented prior to the pitch being used and maintained thereafter.

Reason: In order to protect the amenities of local residents. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC06.

4. Installation of Lighting

The floodlights hereby permitted are to be installed, maintained and operated in accordance with the details and guidance outlined in the Lighting Impact Assessment, reference SP1125/4, prepared by Neil Johnson Sports Lighting Consultants Ltd and dated 7 December 2017 as well as the accompanying drawings numbered SP1125_4 and SP1125/5, both dated 7 December 2017.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC06.

5. Construction of Multi Use Games Area (MUGA)

The MUGA, hereby approved, shall be constructed in accordance with the Sport England Design Guidance Note Artificial Surfaces for Outdoor Sport Updated guidance for 2012 (or any successor document should this guidance be updated).

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC06.

6. Hours of use

The multi use games area and floodlighting hereby permitted, shall not be used other than between the hours of 8am and 10pm Monday to Saturday and between the hours of 10am and 6pm on Sundays. No use is permitted on Bank or Public Holidays. Lighting is to be operated by a secure/lockable, automatic, timer controlled switch.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Site Access

The school gate from Denmark Avenue is to remain locked except between the hours of 7am and 5pm on days when the school is open.

Reason: To deter the parking of vehicles outside of the school grounds, manage parking and protect the amenities of local residents. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and CC07.

8. Materials

The materials used in the construction of this development shall match those as shown on the approved drawings and application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Informatives:

1. Changes to the Approved Plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

2. Pre Commencement Conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. Evidence of Bats

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. P&P – Approved and Discussion/Amendments Required

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of providing additional plans. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

PLANNING HISTORY		
App Number	Proposal	Decision
42420	One replacement and five temporary classrooms	Approved 23 May 1994
44409	Garage for storage of scout equipment	Approved 16 June 1995
44577	Extension to sports block to form drama studio, weights room and equipment storage	Approved 7 August 1995
FP/1995/4056	Drama and dance studio	Refused 19 January 1996
F/1997/64927	First floor extension	Approved 18 March 1997
F/1997/66037	Conversion of flat roofs to pitched roofs	Approved 18 September 1997
FP/97/6548	First floor extension to sixth form	Approved 12 November 1997
FP/97/6708	Conversion of flat roofs to pitched roofs	Refused 25 September 1997
FP/97/6708/A	Music and boiler room	Approved 9 January 1998
F/1998/67833	New classroom building	Approved 3 August 1998
F/1998/67875	Conversion of flat roofs to pitched roofs	Approved 13 August 1998
F/1998/68280	Single storey extension for storage area	Approved 26 November 1998
FP/98/7754	Conversion of flat roofs to pitched roofs	Refused 20 August 1998
FP/98/7852	Double classroom	Approved 19 August 1998
FP/98/7754/A	Conversion of flat roofs to pitched roofs	Approved 19 August 1998
F/2000/1615	Portable double classroom	Approved 19 July 2000
FP/2000/0941	Single storey pitched roof classroom block	Approved 12 September 2000
F/2000/2639	Six new classrooms and support accommodation to hall	Approved 17 January 2000
F/2004/3593	First floor extension for teaching facility with disabled access	Approved 7 February 2005
F/2005/5292	Two storey modular teaching block	Approved 22 September 2005
F/2005/6566	Multi use games area with artificial grass	Approved 8 February 2006

F/2008/1844	Redevelopment of Waingels College for new secondary school academic floorspace comprising four new two storey buildings and retention and refurbishment of five existing single and two storey buildings, new vehicular access from Waingels Road	Approved 4 December 2008
F/2011/0574	Single storey extension to the existing sports block for a PE classroom and associated storage	Approved 4 May 2011
160062	Change of use from dwelling (C3) to nursery (D1) plus single storey side and rear extension to dwelling	Approved 25 May 2016
163217	Erection of 6no floodlighting columns at the Multi Use Games Area (MUGA)	Approved 16 January 2017

SUMMARY INFORMATION	
Site Area	School campus measures 10.8 hectares with sports fields and open space making up approximately 7.6 hectares.
Previous land use(s)	Class D1 school campus with playing fields and car parking.
Number of jobs created/lost	Nil.
Existing parking spaces	Two separate car parks with a total of 175 spaces.
Proposed parking spaces	No change.

CONSULTATION RESPONSES	
Environmental Health	No objections on the grounds of light spillage to neighbouring properties. Some concerns are raised in relation to noise disturbance, necessitating the submission of a noise assessment as a pre commencement condition. See Condition 3.
Ecology	No objection.
Highways	No objection.

REPRESENTATIONS	
Woodley Town Council	<p>Concerns were raised with the following aspects:</p> <ul style="list-style-type: none"> • Hours of use are excessive (paras. 18-20) • Light pollution to surrounding houses (paras. 23-26) • Noise pollution, acoustic boards should be applied (paras. 18-20) • Disposal of construction waste (Officer comment: There will be limited construction waste with the minor demolition of an existing storage shed, the removal of existing court fencing materials and very limited groundworks. It is not sufficient to warrant further concern and there is no necessity for the preparation of a Construction Method Statement or Plan)
Local Members	<p>Councillor Baker raised the following concerns:</p> <ul style="list-style-type: none"> • There are sufficient all weather floodlit courts in the area (paras. 4-6)

	<ul style="list-style-type: none"> • Light pollution to surrounding houses (paras. 23-26) • Hours of use are excessive and should be reduced (paras. 18-20) • Noise pollution from use of the courts (paras. 18-20) • Potential parking problems (which can be mitigated by ensuring the pedestrian gate is shut to deter parking in Denmark Avenue) (Condition 7)
Neighbours	<p>Eight comments received, which raised the following issues:</p> <ul style="list-style-type: none"> • Light spill to surrounding residents (due to a lack of tree screening and separating buildings) affecting sleep and general amenity (paras. 23-26) • Lights should be turned off at night (paras. 23-26) • Who will turn the lights off? (paras. 23-26) • Noise pollution from sporting activities (paras. 18-20) • No acoustic report was provided (paras. 18-20) • Operating hours are excessive for seven day a week use (paras. 18-20) • Will add to traffic congestion, pollution and safety risks (paras 27-31) • Juniors will not use the facility to 10pm/ should not be used for private hire/ lack of demand for an all-weather, floodlit pitch with other facilities in the local area (paras. 4-6) • Lack of waste disposal arrangements (Officer comment: there will be limited construction waste associated with the demolition of the existing storage shed, the existing court fencing materials and minor groundworks. It is not sufficient to warrant further concern and there is no necessity for the preparation of a Construction Method Statement or Plan) • Excess energy use (Officer comment: the proposal is not unreasonable on energy efficiency grounds and this does not warrant refusal of the application. The lighting is only intended to be on during the evening hours and the intensity of the lighting can be altered to accommodate different ball sports) • Lack of notification (Officer comment: The application was reconsulted to neighbouring properties in Denmark Avenue due to concerns with the scope of the original consultation area)

APPLICANTS POINTS

- The proposal represents an enhanced community facility
- There are limited pay and play facilities in the local area
- The impact upon neighbour amenity is negligible
- A lighting assessment was submitted with the application and found the proposal to be satisfactory
- The proposal is consistent with the previous approval for a MUGA in terms of use and hours of operation

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside Development Limits
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB08	Open Space, Sport and Recreational Facilities Standards
	TB21	Landscape Character
	TB23	Biodiversity and Development
Other	BDG	Borough Design Guide
	SDC	Sustainable Design and Construction Supplementary
	SPD	Planning Document
	WDS	Woodley Design Statement
	OSRS	Wokingham Open Space, Sports and Recreation Strategy 2013

PLANNING ISSUES
<p>Description of Development:</p> <ol style="list-style-type: none"> 1. The proposal involves the demolition of a storage area adjacent to the main sports hall, removal of two existing tennis courts and the construction of an uncovered multi use playing area between the sports hall and hockey field measuring 101m x 60m. It also includes the installation of 3.2m high fencing around the perimeter of the court and a total of eight x 15.5m high floodlights along the northern and southern sides of the pitch. <p>Principle of Development:</p> <ol style="list-style-type: none"> 2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

3. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major development category.
4. The MUGA forms part of the wider school campus and meets the sustainability intent of the NPPF and Policies CP4, CP6, CP9 and CP11 of the Core Strategy. It is well served by public transport, with a bus stop 500m to the south in Tippings Lane providing regular services between Woodley and Reading. It is also easily accessed by bicycle.
5. The facility will be open to the public for private hire (pay and play) outside of normal school hours and up to 10pm (6pm Sundays). Given the acceptable nature of the proposal on acoustic and light pollution grounds, discussed in further detail below, there are no planning objections to this arrangement. It accords with the Open Space, Sports and Recreation Strategy 2013, which permits the 'dual use of both primary and secondary school sports facilities...providing that these facilities include a higher proportion of artificial turf pitches or hard courts than might otherwise be expected.'
6. Submissions against the application argued that there were other underutilised floodlit facilities within 3 miles of Woodley Town Centre and that the proposed MUGA is not required. However, the primary aim of the application is to provide additional facilities for students, and therefore no objection is raised should the facilities be underutilised outside of school hours.

Character of the Area:

7. Part of the area where the pitch will be located is within the countryside, which also encompasses all of the main sports fields to the north. All of the buildings and the car park to the south and west of the pitch are located within the settlement boundary. The intent of this delineation is to limit the further encroachment of buildings on the campus and to protect the openness that the sports field delivers to the northern part of the school as well as surrounding open space and countryside.
8. Policy CP11 of the Core Strategy permits development outside of development limits (including countryside) only where it contributes to a sustainable rural or recreational enterprise, does not lead to excessive expansion away from the original building and is contained within a building suitable for conversion or where it does not result in inappropriate increases in scale, form or footprint or would bring about environmental improvement.
9. The proposal satisfies Policy CP11 because it involves a recreational enterprise, does not involve any further encroachment into the countryside and does not involve any enclosing built form.
10. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and

must be of high quality design. Furthermore, Policy RD9 of the Borough Design Guide SPD requires that development on the settlement edge create an edge and incorporate soft landscaping to integrate to the rural setting and Policy NR8 requires high quality and simple materials and components.

11. The court will be comprise an uncovered hard paved area situated amongst existing buildings and sports facilities. It is replacing an existing smaller hard paved and fenced court to the west of another hard court. It will not encroach any further north into the main sports playing fields than the existing building line or court. The openness of the area will remain intact, particularly with the partial demolition of the amenity shed to the west that is currently attached to the sports hall.
12. The proposal also includes the installation of 3.2m high fencing around the playing surface and 8 x 15.5m high floodlights along the northern and southern (or long) sides of the court. Policy R12 of the Borough Design Guide SPD states that boundary treatments contribute positively to the character of the area. The fencing will be open in nature and will allow sightlines through the site. It is not out of character with other facilities within the school campus and is not dissimilar to the existing fencing for the netball/basketball court. At 3.2m, the proposed fencing is not of excessive height and no objections are raised.
13. The floodlights are lightweight in nature with a width of 100mm. They are also retractable back onto the playing surface. At a height of 15.5m, they will extend above the height of the adjacent 8m high sports hall. However, the height is still not excessive given its location in the centre of the school campus and its position amongst the backdrop of the existing school buildings. The light spill will be contained to the immediate area, which will retain a suitable level of darkness in this area of the rural landscape to the north. It is also suitable in the context of the wider major development limits of the area to the west and south.
14. Accordingly, no objection is raised in relation to Policies CP3, CP11, RD9 and NR8.

Residential Amenities:

15. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
16. The MUGA will be located in the middle of the school grounds, some 85m from the rear boundary of the nearest residential property in Denmark Avenue to the east (100m to the nearest habitable room window) and 145m to the nearest residential property to the east. A total of 13 residential properties adjoin the school on the western boundary and the MUGA will be shielded from view from these properties to some degree by the existing 8m high sports hall and other school buildings to the south although it is also noted that there are no buildings to the north or east of the MUGA pitch. The smaller MUGA approved in 2017 lies immediately to the east.

Sunlight and Daylight, Dominance and Enclosure:

17. The MUGA pitch is enclosed by a 3.2m high fence, which itself is unimposing. It is surrounded by other taller school buildings and is 85m from the nearest boundary to a private garden. There is no perception of dominance or loss of light and as a result the proposal is acceptable.

Noise Disturbance:

18. Amongst the other existing activities of the school, including use of the outdoor sporting facilities and general lunchtime play, the use of the MUGA is unlikely to result in adverse or unacceptable noise transmission above that expected and tolerated of a secondary school. In this regard, it is acceptable.
19. However, its use after school hours and up until 10pm may result in additional noise transfer to surrounding residential properties outside of normal school hours, including during holidays. The Council's Environmental Health Officer raised some initial concerns with the potential noise transfer and noted that being in a semi-rural location, residents would expect some respite from the activities of the school when it is closed, although it is noted that the scheme is some distance from residential dwellings, the existing 8m high sports hall building acts as a noise barrier, especially to properties along Denmark Avenue which would serve to mitigate noise impact to some extent, and there are other noise sources in the area, including the mainline railway to the north.
20. An acoustic report was not submitted with the planning application. However, to address amenity concerns, a noise assessment and scheme specifying the provisions to be made for the control of noise is to be submitted to Council prior to the commencement of use has been suggested by the Council's Environmental Health Officers. Officers are satisfied that acceptable measures can be implemented if the noise assessment is found to require them, and so this can be imposed as a pre-commencement condition rather than provided as part of the application. Were any measures (e.g. acoustic barriers) found to be necessary, then these would have to be implemented prior to first use and retained thereafter.
21. Notwithstanding this, it is also prudent to limit the hours of use during the week and Saturdays to 10pm, on Sundays to between 10am to 6pm and no use on bank/national holidays.
22. The noise generation from the existing smaller MUGA pitch to the east (which is intended for smaller ball sports with fewer participants) is unlikely to have any discernible impact upon the noise generated from the proposed MUGA pitch. Noise associated with vehicle movements is also likely to be low and within the scope of existing traffic movements on Waingels Road. As such, there are no adverse concerns with traffic noise such as cars starting or doors being closed.

Light Spillage

23. The proposal includes the installation of eight x 15.5m high light towers, spaced at 25m intervals along the northern and southern sides of the MUGA pitch. The towers will extend to a height of 15.5m to allow for more downward projection onto the pitch and less sideways spillage/wastage. The lights will have rear shields and baffles on the northern lights to minimise light spill towards the rail

line and residential properties. Maximum luminance on the pitch will be 540 Lux with an average luminance of 360 Lux.

24. A Lighting Impact Assessment (reference SP1125/4) was submitted with the application. It takes account of the light spillage associated with the MUGA pitch to the east and evaluates any impacts upon residents, train drivers, passing traffic and the darkness of the rural locality. It notes luminance levels of 0.4-0.5 Lux at the boundaries of the school and very low levels (less than 25 Lux) within 15m of the pitch. Guidance on obtrusive light spill is provided by Institution of Lighting Engineers. In a suburban/urban area such as this, they advise a maximum level of light to windows of 10 lux 'before curfew' (up to 11pm) and 2 lux 'after curfew' (11pm to 7am). For reference, in a rural area the guidance would be a maximum of 5 lux before curfew and 1 lux after curfew. The submitted details demonstrate a maximum light spill to the boundaries of neighbouring properties would be 0.5 lux and therefore the proposal meets the guidance, subject to condition 4 above. The report was reviewed by the Council's Environmental Health Officer and the impact upon all of the above, including the amenity of surrounding residents, was considered to be acceptable.
25. Whilst the lighting will be visible in the backdrop of the school and its rural location, the existing school hall provides some shielding of light towards the west and there is at least 85m to the nearest residential property (100m to a habitable room window) and more than 150m to the train line to the north. Accordingly, the proposed lights are not considered to be unreasonable.
26. Accordingly, subject to Condition 5, there are no objections on light spillage grounds and there is no objection to the lights being in use until 10pm. Condition 5 requires that the lights be controlled by a timer and that access be secure so that it cannot be tampered with. There are also limitations to use on Sundays (no later than 6pm) and no use on bank holidays.

Access and Movement:

Parking and Traffic:

27. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. In this case, the MUGA pitch supplements the existing school facilities and the parking generation rate is applied per number of staff. Alternatively, with its availability for community use, the generation rate could also be applied at a rate of 20 spaces per pitch.
28. There is a decrease in floor area associated with the demolition of the storage facility adjacent to the main hall and no increase in the number of pupils or staff.
29. However, the MUGA will allow for increased after school usage by students, This would have the benefit of reducing peak traffic movements during the afternoon pick up time as more students will remain on the campus after hours and be picked up later in the afternoon. There would also be more parking spaces available in the existing car park.
30. The facility is also intended for use for private hire by members of the public up to 10pm nightly. With its dimensions allowing for 11-a-side football, there is the

potential for upwards of 30 additional people attending the school, when accounting for players, officials and spectators. Any perceived increase in parking and traffic movements from the use of the facility by coaches and players will be comfortably accommodated within the existing 175 car spaces and the movements will be outside of school hours when traffic flows are much lower. Cycling facilities are also available, which are likely to be used given the limited need for the equipment required for football activities.

31. Even when considering the likely cumulative traffic and parking generation arising from the MUGA already installed on the site, the existing parking facilities are sufficient to account for the increase in movements. In this regard, no objection is raised, particularly as Council's Highways Officer has reviewed the proposal and raises no objection. Notwithstanding this, Condition 7 has been imposed requiring that the pedestrian access gate to Denmark Avenue be closed between 5pm and 7am nightly to deter the parking of vehicles on surrounding streets and using this access point which is situated amongst residential dwellings.

Accessibility:

32. Policy CP2 of the Core Strategy seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons, children and the disabled. The pitch will be installed at existing ground level, and there are blue badge spaces in the car park. This ensures that the proposal achieves full accessibility.

Flooding and Drainage:

33. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow. The site is located within Flood Zone 1. Given the low vulnerability of the outdoor use, as it is replacing an existing hard court tennis court and with inbuilt drainage as part of the new playing surface, there is no objection in terms of Policies CC09 and CC10.

Landscape and Trees:

34. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. The facility will be built partly on existing hardcourt tennis courts and partly within a grass area. No trees will be impacted and the main sports fields will be unchanged. As such, there are no adverse landscaping implications associated with the proposal and it is acceptable.

Ecology:

35. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. The Council's Ecology Officer has reviewed the proposal and notes that the hours of floodlight use are consistent

with the approval for the adjacent MUGA pitch. The lighting impact assessment provided with the application shows that the potential light spill will cover an area of amenity grassland, and will not affect the railway corridor which lies at the northern boundary. It is unlikely that there would be any significant impact on commuting or foraging bats and when considering its structure, the store is also unlikely to be used by roosting bats. Accordingly, there are no ecological objections.

Waste:

36. The development complements existing school facilities and will does not represent an increase in waste generation. Any refuse can be disposed of using existing facilities. As such, no objection is raised.

CONCLUSION

The proposed MUGA, including fencing and lighting, are considered to be acceptable in principle on this site, and the elements of the scheme within the countryside would not be harmful to it. Conditions are proposed to ensure that the development would not create unacceptable noise impacts upon surrounding residents, including a pre-comment noise survey and limits on the hours of use of the facility. Conditions are also proposed in respect of light, to ensure that the development does not have an unacceptable impact on nearby residents through light spill. A condition is also proposed to prevent parking on neighbouring roads.

Accordingly, subject to the imposition of planning conditions, the proposed development is recommended for approval.

This page is intentionally left blank