

Item 4e **13/00943/FUL**

Case Officer **Adele Hayes**

Ward **Lostock**

Proposal **Section 73 application to vary condition no. 6 (permitted hours of use) of planning permission no. 13/00517/FUL to change the hours of usage of floodlit synthetic turf pitch on weekdays from 09.00 hours until 20.00 hours to 09.00 hours until 21.00 hours.**

Location **Bishop Rawstone C Of E Academy Out Lane Croston
LeylandPR26 9HJ**

Applicant **Bishop Rawstone C.E Academy**

Consultation expiry: 3 January 2014

Application expiry: 11 December 2013

Proposal

1. Bishop Rawstone CE Academy is an 11 to 16 age Academy school serving Croston. The school campus is surrounded by playing fields. The fields adjacent the school playing fields extend towards Highfield Road to the south and Out Lane to the west. East of the school is a private road off Highfield Road which leads to a private farm house. This road is not used for any schools facilities. The school is accessed off their private entrance on Highfield Road which also serves the residential properties located to the south of the school. Highfield Road is bounded on one side to the north by residential properties. The southern boundary comprises a primary school, Trinity and St Michael's and Highfield Road. The eastern boundary of the site comprises open farmland, a farmhouse and farm buildings. Beyond this lie farming fields. To the west of the boundary comprises Out Lane, the former main access road to the Academy, and the access road to a farmhouse and beyond this lie farming fields.
2. Planning permission was granted in August 2013 for a new floodlit synthetic turf pitch on part of the school playing fields to the north of the school buildings which are situated outside of the defined built-up area of Croston. (13/00517/FUL)
3. This is a Section 73 application that now seeks to vary condition no. 6 (permitted hours of use) of that planning permission. It is proposed to change the approved hours of usage of the floodlit synthetic turf pitch on weekdays from 09.00 hours until 20.00 hours to 09.00 hours until 21.00 hours. Weekend use, predominantly by the local junior football clubs and the wider community, will remain between from 9am to 4pm on a Saturday and Sunday.

Recommendation

4. It is recommended that this application is approved.

Main Issues

5. The main issue for consideration in respect of this planning application is:
 - Impact on the neighbours

Representations

6. 12 letters have been received objecting to the proposal on the grounds that it will result in additional noise and disturbance for people who live near to the pitch. It is suggested that since the pitch is open every weekday night until 8 pm there is adequate time available to fit in all the necessary users and any usage beyond this time would be unacceptable. In addition comment is made that at the Parish Council meeting on 13 November the Council voted unanimously against the extension of hours.
7. 4 letters of support and a petition containing 24 signatures have been received. The following comments have been made:
 - The lack of training facilities means that as a club, Eccleston and Heskin FC Juniors were reliant on the facility being open longer during the evenings to make sure that all team training session could be accommodated.
 - Eccleston and Heskin FC Senior Section are in desperate need of a facility in Croston that is available between 8pm and 9pm to meet the demand for training.
 - The extended hours would allow for greater community engagement for Croston and the surrounding area.
 - The extended hours will have a positive environmental impact by reducing the need for local people to drive elsewhere.
 - The extended hours would increase the amount of income for the school.
 - Teams are unable to train at weekends to due match commitments and more time slots are needed during the week.

Consultations

8. **The Parish Council** object to this application on the grounds of the increase in the length of time noise and disturbance would be suffered by neighbouring properties.
9. **Director People and Places (noise / emissions)** does not anticipate that the proposed extension of hours will cause a statutory nuisance in terms of noise or light. If the application is approved and complaints are received, an investigation can be carried out to determine whether a statutory nuisance exists. Where a statutory nuisance is identified, action can be taken to abate the nuisance.

Applicants Case

10. Since the facility opened it is clear that the approved hours considerably restrict usage by the community's junior football teams. Evening training cannot start until around 6pm as people cannot get to the pitch much earlier. This currently gives two hours a night which is nowhere near enough for the local teams. Another consideration is that the school were very keen to support the community but the final cost of the pitch has come to £400,000 and they need to generate some income to both cover the usage costs and to build up a pot of money to replace the surface when it comes to the end of its natural life in about 8 years. To keep the cost down so that the local clubs are paying a fair price the applicant needs the pitch to be available longer each night in the week. The applicant has commented that they want to make the project sustainable and make this a lasting legacy but that can only happen if the facility can pay for itself from now on. The school may not be in the position in 8 years' time to pay for a replacement surface in which case the pitch would have to close. They originally applied to extend the hours until 10pm but as a compromise have revised the proposal so that the facility would close at 9pm.

Assessment

Impact on the neighbours

11. At a national level, the Framework states within one of its twelve core planning principles that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
12. Policy 17 of the Central Lancashire Core Strategy states that the design of new development should take account of the character and appearance of the local area, including ensuring that the amenities of occupiers of the development will not be adversely affected by neighbouring uses and vice versa.
13. The Central Lancashire Core Strategy also states that development should be sympathetic to surrounding land uses and occupiers, and should not result in demonstrable harm to the amenities of the local area.
14. Policy EP20 of the Adopted Chorley Borough Local Plan Review states that development which is likely to be noise-generating will not be permitted in, or close to, noise-sensitive areas unless adequate measures can be implemented as part of the development.
15. Planning conditions or agreements will be used to ensure that developers provide noise reduction measures.
16. Accordingly the hours of usage were restricted through the imposition of a condition when planning permission was granted for the pitch last August.
17. However, given that the Director People and Places (Noise/Emissions) does not anticipate that the proposed extension of hours will cause a statutory nuisance, it is unlikely that the impact on the level residential amenity currently enjoyed by the occupiers of nearby properties nearby would be so severe if the pitch was used until 9pm during the week to warrant refusal of the application.

Overall Conclusion

18. The proposal to extend the hours of operation until 9pm is considered to be acceptable and it is recommended that the application is approved.

Planning Policies

National Planning Policies:

The Framework

Adopted Chorley Borough Local Plan Review

- Policies: EP20 Noise

Joint Core Strategy

Policy 17

Planning History

The site history of the property is as follows:

77/00527/FUL General Science Laboratory - Approved 5 July 1977

81/00074/FUL Two additional classrooms – Approved 9 February 1981

88/00383/FUL Erection of detached garage to house school minibus – Approved 12 July 1988

93/00867/FUL Construction of additional two storey accommodation and extension to canteen – Approved 8 February 1994

98/00810/FUL Construction of new technology block and new science block including alterations to existing building & relocation of garage - Approved 31 March 1999

01/01001/FUL Erection of single storey classroom extension to house an IT suite, two storey general classroom block extension, new sports hall and conversion/remodelling work to existing gym - Approved 23 January 2002

07/00659/FUL Proposed construction of a new access road and car parking area - Approved 4 October 2007

07/01055/FULMAJ Proposed construction of a new access road and car parking area and development of grazing agricultural land into a playing field - Approved 12 December 2007

08/00911/FUL Two storey classroom extension – Approved 13 October 2008

09/00608/FUL Extension to existing dining room with orangery, detached walkway canopy adjacent to existing kitchen/dining room, detached walkway canopy adjacent to proposed orangery, 4 no. fabric architecture canopies (2 no. adjacent to existing kitchen/dining room and 2 no. adjacent to the proposed orangery), conversion of 6 no. standard parking spaces to 4 no. disabled parking bays at the front of the school and provision of 6 no. standard new standard parking bays to the north of the new extension to ensure no net loss of parking provision within the site - Approved 15 October 2009

10/00264/FUL Installation of cycle storage shelter and concrete base - 16 June 2010

13/00448/FUL Construction of detached building to accommodate English Department and demolition of existing building - 12 July 2013

13/00517/FUL Construction of a floodlit synthetic turf pitch with fencing to perimeter following removal of existing 'Redgra' type all weather pitch – Approved 14 August 2013

13/01048/FUL Provision of a mezzanine floor and construction of two new dormers in the administration block – Approved 12 December 2013

Recommendation: Permit Full Planning Permission Conditions

1. The pitch hereby permitted shall only be used between 09.00 hours and 21.00 hours on Mondays to Fridays, and between 09.00 hours and 16.00 hours on Saturdays and Sundays.
Reason: In the interests of the amenity of the area and adjoining and nearby residential properties