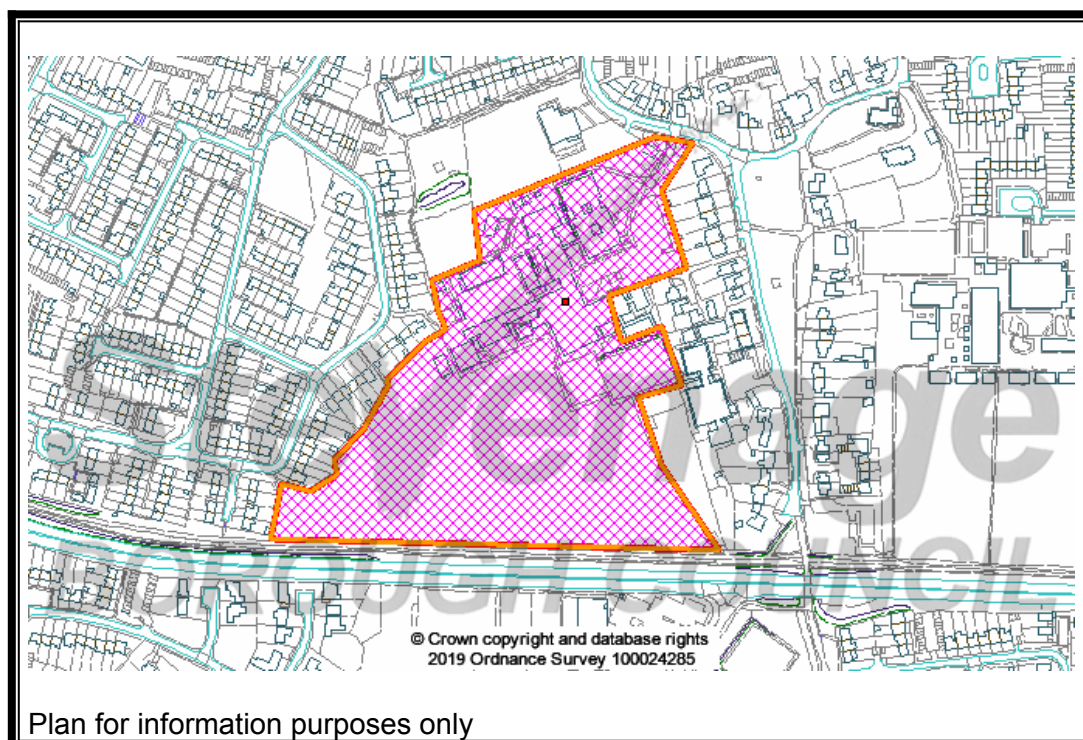


Meeting: Planning and Development Committee
Date: 18 June 2020
Author: Rebecca Elliott 01438 242836
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: Rebecca Elliott 01438 242836

Application No:	19/00283/FP
Location:	Barnwell Middle School, Shephall Green, Stevenage
Proposal:	Extension and resurfacing of playing courts, erection of 4no. 8m high floodlights, installation of 4.5m high fencing and siting of storage container.
Drawing Nos.:	SSL 2587 03 Rev 04; SSL 2587 04 Rev 02; SSL 2587 07 Rev 02; SSL 2587 02 Rev 01; SSL 2587 06 Rev 01; SSL 2587 01; SSL 2587 02.
Applicant:	Mr A Petitt, Barnwell Middle School
Date Valid:	10 May 2019
Recommendation:	GRANT PLANNING PERMISSION



1. INTRODUCTION

- 1.1 This application was previously reported to the meeting of the Planning and Development Committee held on 3 March 2020. The application was deferred by the Committee in order for the school to consult with local residents in respect of the hours of use following numerous objections and a call-in from Councillor Sarah Mead.
- 1.2 The purpose of this report is to provide further information in respect of said consultation with residents and Councillor Sarah Mead to establish reduced hours of use outside school times. Also, to cover a comment made in respect of a possible badger sett to the north of the school. As concern regarding these issues was the reason for deferring the application, this report only deals with those aspects of the proposal. The previous report to the Committee is attached as an appendix to this item which deals with the other aspects of the proposal which the Committee considered to be acceptable.

2 PUBLIC REPRESENTATIONS

- 2.1 No further representations have been received following the March committee meeting.

3 CONSULTATIONS

3.1 Herts and Middlesex Wildlife Trust

- 3.1.1 Regarding comments made in respect of a possible badger sett on land to the north of the school site, the proposed flood lighting would not impact on this possible sett given the distance between the two areas, and any badgers living in the area being urban badgers would not be affected by light pollution.

4 APPRAISAL

- 4.1 The application before the committee is the same as that which was considered at the March meeting. This identifies the provision of an increased existing football court re-laid with 3G artificial turf carpet and 3m high mesh fencing, re-laying of the tennis/netball courts and 4.5m high mesh fencing, installation of 4no. 8m high floodlights and erection of a shipping container for storage.

- 4.2 The matter at hand pertains to the hours of use which were previously proposed as –

- | | |
|--------------------|----------------------|
| • Monday to Friday | 08:00 to 20:00 hours |
| • Saturday | 10:00 to 20:00 hours |
| • Sunday | 10:00 to 18:00 hours |

Following consultation with local residents and Councillor Mead the hours have been reduced and are proposed as follows –

- | | |
|-----------------------------|----------------------|
| • Monday to Friday | 08:30 to 19:00 hours |
| • Saturdays | 10:00 to 15:00 hours |
| • Sundays and bank holidays | no use |

- 4.3 In summary, the reduced hours are considered to take account of the main reasons for objection from residents, and members at the March meeting. Subject to a condition being imposed stipulating these hours it is not considered there are grounds to refuse the application.

5 CONCLUSIONS

- 5.1 To recap, the proposed change of use is considered to be acceptable in land use policy terms and would not harm the character and appearance of the area or the amenities of adjoining premises. Furthermore, the development would accord with the Council's adopted car parking standards and following further consultation with the Highway and Fire Authorities is considered to be acceptable in highway safety terms. Accordingly, it is recommended that planning permission be granted.

6. RECOMMENDATIONS

- 6.1 That planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
SSL 2587 03 Rev 04; SSL 2587 04 Rev 02; SSL 2587 07 Rev 02; SSL 2587 02 Rev 01; SSL 2587 06 Rev 01; SSL 2587 01; SSL 2587 02

REASON:- For the avoidance of doubt and in the interests of proper planning.

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

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 3 The approved hours of use as outlined in condition 4 shall be for a temporary period of 12 months only following first use of the facilities, the date of which shall first be notified in writing to the Local Planning Authority. On expiration of the 12 month period or before that date the hours of operation shall revert back to those of the school operating times.

REASON:- To enable the Local Planning Authority to reconsider the appropriateness of the extended operating hours on the amenity of neighbouring residential properties at the expiration of the temporary period.

- 4 The sports facility and its associated sports floodlights shall be operated in accordance with the approved Noise Management Plan and only during the following hours (excluding a 30 minute allowance for closure of the facilities after the specified times):

a) 08.30 and 19.00 hours Monday to Friday;

b) 10.00 and 15.00 Saturday.

REASON:- To balance illuminating the sports facility for maximum use and benefit with the interest of amenity and sustainability.

- 5 No occupation shall commence of the enhanced games court until a community use agreement has been prepared and a copy of the completed agreement has been provided to the Local Planning Authority. The agreement shall apply to the sport facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review the Local Planning Authority. The development shall not be used at any time other than in strict compliance with the approved agreement.

REASON:- To secure well managed safe community access to the sports facilities and ensure sufficient to the development of sport.

- 6 The games court area in regards to surfacing, fencing and line markings shall be carried out in accordance with the approved details and specification as agreed by Sport England.
REASON:- To ensure the development is fit for purpose and sustainable.

Pro-active Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

7. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.