

Committee Report

Application No:	DC/18/00368/FUL
Case Officer	Joanne Munton
Date Application Valid	16 April 2018
Applicant Site:	GO Gateshead Sports and Leisure Blaydon Leisure And Primary Care Centre Shibdon Road Blaydon NE21 5NW
Ward:	Blaydon
Proposal:	Refurbishment of existing external Artificial Grass Pitch (AGP) and athletics track complete with new artificial surfaces, replacement of associated athletics features, new and replacement floodlights, new ball stop fencing, new sports equipment, new maintenance equipment with storage and improved clean access (additional information received 25/07/18 and 17/08/18 and description amended 07/09/18).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF SITE**

The site is located to the rear (north east) of Blaydon Leisure and Primary Care Centre. Access to the facility is from the south west.

1.2 The site is an existing football pitch with an athletics track running around it. The football pitch is surfaced in artificial grass and the running track is surfaced with hard porous aggregate.

1.3 There are six existing lighting columns on site, inside the existing running track at each corner of the pitch and midway on the longer sides of the pitch.

1.4 The application site is close to Shibdon Pond Site of Special Scientific Interest (SSSI) to the north west. SSSIs are protected by law to conserve their wildlife or geology. The application site itself is also within a local wildlife site.

1.5 DESCRIPTION OF APPLICATION

The application proposes:

- installation of replacement lighting on the six existing 15m high masts and installation of two additional 15m high masts with lighting at the north western and south eastern ends of the athletics track;
- installation of lighting bollards at intervals around the running track;

- installation of 2m and 4.5m high ball stop fencing around the pitch;
- installation of 1.2m high pitch perimeter barrier;
- the refurbishment of existing external Artificial Grass Pitch (AGP) and athletics track with new artificial grass and polymeric surfaces;
- replacement/upgrade of long jump/triple jump facilities;
- installation of new shot put area at the south eastern end;
- installation of a maintenance equipment storage building at the northern end measuring 6.06m long, 2.44m wide and 2.58m high; and
- upgrade of pedestrian and vehicle access.

1.6 RELEVANT PLANNING HISTORY

DC/05/02013/GBC - Erection of 8 x lighting columns to provide floodlighting to existing track (resubmission) - Granted 09.02.2006

2.0 Consultation Responses:

Natural England	No response received
Durham Wildlife Trust	No response received
Environment Agency	No objection
Sport England	No objection
Tyne And Wear Archaeology Officer	No archaeological requirements
Highways England	No objection
Coal Authority	No objection and informative suggested

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 Two objections have been received from members of the public, raising concerns regarding:

- continued safe use of the site;
- potential for scheme to not be fully implemented and one sport to be favoured over others;
- the potential for the proposed fencing to obscure sight/view around the track;

- the 3G pitch not being suitable for cycle skills sessions and potential impact on the facility if cycling were to take place on it;
- disruption to the existing use of the facility and proposal would not meet the needs of a triathlon club;
- impact on triathlon club support, growth and development.

4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

ENV48 Sites of Special Scientific Interest

ENV51 Wildlife Corridors

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are visual amenity, residential amenity, highway safety and parking, ecology, flood risk and ground conditions.

5.2 VISUAL AMENITY

The facility is existing and linked with the leisure centre. It is considered that the proposal would be a design typical of the nature of the development and would respect the character of the area.

- 5.3 It is recommended that Conditions 3 and 4 be imposed requiring final details of materials and appearance of features and that the development be implemented in accordance with the approved details.
- 5.4 The proposal would comply with the aims and requirements of saved policy ENV3 of the UDP and policy CS15 of the CSUCP.
- 5.5 **RESIDENTIAL AMENITY**
The nearest residential properties are dwellings at Struddars Farm Court 62m away to the south west and at The Copse, 70m away to the south. The proposal is for the upgrading of an existing facility and would result in betterment of lighting in this area, and it is considered that the proposal would not result in an unacceptable impact on residential amenity at neighbouring dwellings.
- 5.6 The proposal would comply with the aims and requirements of saved policy DC2 of the UDP and policy CS14 of the CSUCP.
- 5.7 **HIGHWAY SAFETY AND PARKING**
The facility is existing and linked with the leisure centre, and it is considered that the proposal would not have a direct impact on the adopted public highway.
- 5.8 The proposal would comply with the aims and requirements of policy CS13 of the CSUCP.
- 5.9 **ECOLOGY**
The application site is close to Shibdon Pond Site of Special Scientific Interest (SSSI) to the north west. SSSIs are protected by law to conserve their wildlife or geology. The application site itself is also within a local wildlife site.
- 5.10 An ecological assessment report has been submitted with the application and based on the information in the report, the proposed lighting would result in less spillage across the treeline to the east of the site and the scheme would be an improvement on the existing lighting situation in terms of impact on ecology. It is recommended that Condition 5 be imposed requiring the development to be implemented in accordance with the recommendations of section 5 of the submitted ecology and lighting reports.
- 5.11 Additionally, to ensure the construction phase would not have an unacceptable impact on the wildlife corridor or SSSI, it is recommended that Conditions 6 and 7 be imposed requiring final details of location and extent of vehicular access, the construction compound area and protective fencing to be submitted to the LPA for consideration, and implementation of the approved scheme.
- 5.12 Further, whilst timber post and rail fencing is shown on the proposed plans, this is outside of the red line boundary and would not require planning permission in any event. As the site is within a wildlife corridor, it is recommended that an informative be attached to the permission advising that

the fencing should be designed so it would not impede the wildlife corridor, and that it is likely that the Wildlife Trust would require maintenance access for the SSSI.

5.13 Finally, the facility should not drain into the SSSI and it is considered that there are opportunities for solutions to avoid this. Conditions 8 and 9 are recommended to be imposed requiring final details of a drainage feature to be submitted to the LPA for consideration, and implementation of the approved scheme.

5.14 Given the above, the proposal would comply with the aims and requirements of saved policies ENV46, ENV47, ENV48 and ENV51 of the UDP and policy CS18 of the CSUCP.

5.15 FLOOD RISK

The site is in Flood Zone 2. Whilst the Environment Agency offer no objection, policy CS17 of the CSUCP requires that development prioritise the use of Sustainable Drainage Systems (SuDS) given the multifunctional benefits to water quality, green space and habitat enhancement. The information submitted with the application does not provide details of the incorporation of SuDS as part of an integrated design solution. In line with the above, it is considered that there would be opportunities to provide a drainage feature and Conditions 8 and 9 are recommended, requiring final details of a feature to be submitted to the LPA for consideration, and implementation of the approved scheme.

5.16 Given the above, the proposal would comply with the aims and requirements of policy CS17 of the CSUCP.

5.17 GROUND CONDITIONS

Part of the site is within the Coal Authority defined High Risk Area. The Coal Authority are satisfied with the level of information submitted with the application and, in line with their advice, it is recommended that an informative be attached to the decision advising the applicant of the High Risk Area.

5.18 The proposal would comply with the aims and requirements of saved policy DC1 of the UDP and policy CS14 of the CSUCP.

5.19 OTHER MATTERS

The use of the facility for specific sports is not a material planning consideration, and planning cannot control the timing of completion of implementation of a development.

5.20 It is considered that all other matters are addressed in the above report.

5.21 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying retail or housing related.

6.0 CONCLUSION

- 6.1** Taking all the relevant issues into account, the proposal would allow for enhancement and upgrade of an existing sports facility without resulting in an unacceptable impact on visual amenity and residential amenity, highway safety and parking, ecology, flood risk or ground conditions. The proposal would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.
- 6.2** Furthermore, whilst the application proposes the suite of works for the complete upgrading of the facility, most elements would not require planning permission as they would fall within limitations of the relevant permitted development rights for Local Authorities (Schedule 2, Part 12, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).
- 6.3** The masts with lighting, the lighting bollards (subject to final details) and 4.5m high ball stop fencing would require planning permission as they would exceed the limitations of the relevant class, and the remainder of the works proposed would have a fall-back position of falling within permitted development.
- 6.4** Therefore, it is recommended that planning permission be granted, subject to the below conditions.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

Unless otherwise required by condition the development shall be carried out in complete accordance with the approved plans as detailed below -

SS2326_01 rev1

SS2326_02 rev 1

SS2326_03 rev 3 (received 31.08.2018)

SS2326_04 rev 3 (received 31.08.2018)

SS2326_05 rev1

SS2326_06 rev 1

SS2326_07 rev 3 (received 31.08.2018)

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with 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 lighting bollards/columns and shot put feature shall not be respectively installed until final details of the appearance of these elements have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the features would respect the character of the area, in accordance with saved policy ENV3 of the UDP and policy CS15 of the CSUCP.

4

The lighting bollards/columns and shot put feature shall be implemented in full accordance with the respective details approved under Condition 3.

The perimeter ball stop fencing and a pitch perimeter barrier shall be finished to polyester powder coated RAL6005 Dark Green (unless otherwise is approved in advance and in writing by the Local Planning Authority).

The athletics track shall be polymeric specialist sports surfacing and coloured terracotta red.

The storage building shall be finished dark green with polyester powder coating.

The hardstanding shall be grey/black coloured porous asphalt.

Reason

To ensure the features would respect the character of the area, in accordance with saved policy ENV3 of the UDP and policy CS15 of the CSUCP.

5

The development (including the lighting bollards/columns approved under condition 3) shall be implemented in full accordance with the

recommendations of section 5 of the submitted Ecological Appraisal by RPS dated July 2018 and shall not exceed the spillage and lux levels in the Blaydon Leisure Centre lighting report (project code SSL2326) dated 14.08.2018.

Reason

To ensure the development would not have an unacceptable impact on the wildlife corridor or SSSI, in accordance with saved policies ENV46, ENV47, ENV48 and ENV51 of the UDP and policy CS18 of the CSUCP.

6

Construction vehicles shall not be brought on site until final details of the location and extent of:

- vehicular access;
- the construction compound area; and
- protective fencing

have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the construction phase would not have an unacceptable impact on the wildlife corridor or SSSI, in accordance with saved policies ENV46, ENV47, ENV48 and ENV51 of the UDP and policy CS18 of the CSUCP.

7

The details approved under Condition 6 shall be implemented before construction vehicles are brought on site and maintained and retained in full accordance with the approved details until final completion of the development.

Reason

To ensure the construction phase would not have an unacceptable impact on the wildlife corridor or SSSI, in accordance with saved policies ENV46, ENV47, ENV48 and ENV51 of the UDP and policy CS18 of the CSUCP.

8

Development relating to new/replacement surfaces shall not commence until final details of a drainage feature, avoiding water draining into the SSSI, and including timescales for implementation, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the drainage from the new surfaces would not have an unacceptable impact on the SSSI and to prioritise the use of

Sustainable Drainage Systems, in accordance with saved policies ENV46, ENV47 and ENV48 of the UDP and policies CS17 and CS18 of the CSUCP.

9

The details approved under condition 8 shall be implemented in accordance with the approved timescales and retained in accordance with the approved details for the lifetime of the development.

Reason

To ensure the drainage from the new surfaces would not have an unacceptable impact on the SSSI and to prioritise the use of Sustainable Drainage Systems, in accordance with saved policies ENV46, ENV47 and ENV48 of the UDP and policies CS17 and CS18 of the CSUCP.

