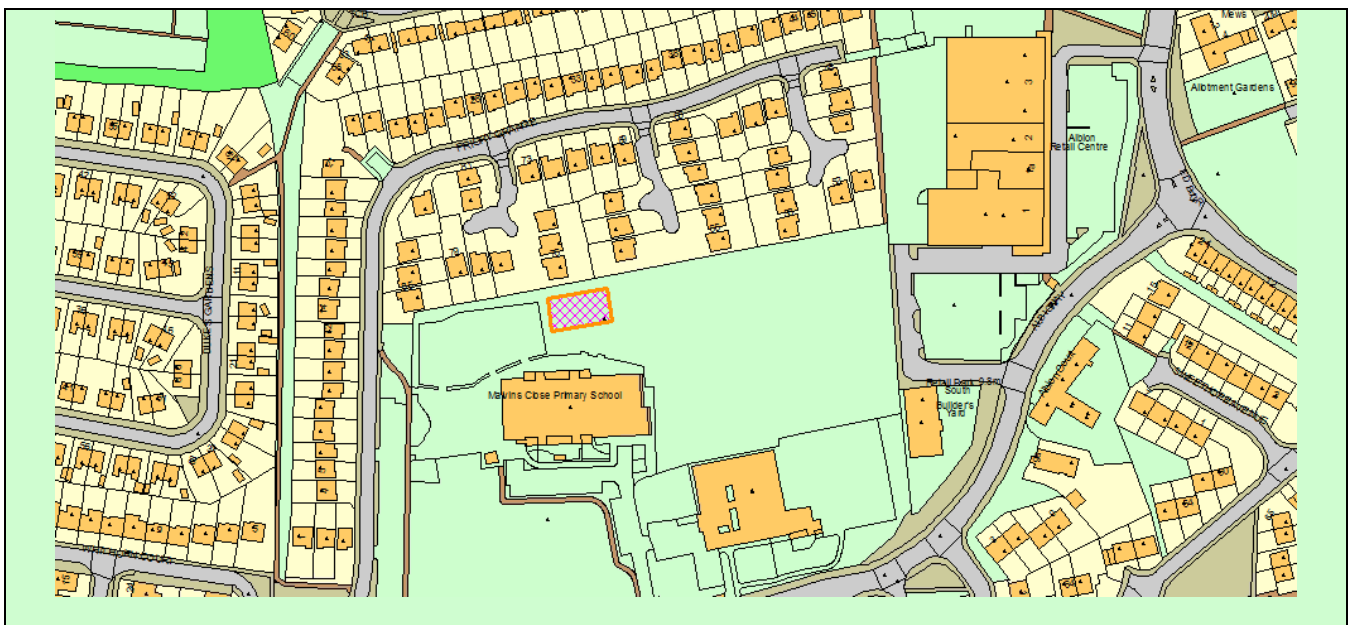


NORTHUMBERLAND

Northumberland County Council

Ashington and Blyth Local Area Council: 12th July 2017

Application No:	16/01904/CCD		
Proposal:	Works to the north of the academy with the removal of existing timber playground equipment and an excavation to the depth of 0.3m to provide a new 24m X 12m synthetic turf multi-purpose Multi Games Use Area (MUGA) pitch, green, with 2 x 4m recessed goal ends surrounded by a 2m steel twin bar fence system, green, including double gated entrance (additional information received 25.07.2016 and 12.05.2017; amended location plan received 02.08.2016 and amended description 26.06.2017).		
Site Address	Malvins Close Primary Academy, Albion Way, Blyth, Northumberland NE24 5BL		
Applicant:	Ms Diane Houghton Malvins Close Primary Academy, Albion Way, BLYTH, Northumberland, NE24 5BL	Agent:	Mr James Cullen Suite 1 & 2 Walker Davison House , High Street, Newburn, NEWCASTLE UPON TYNE Tyne and Wear NE15 8LN
Ward	Cowpen	Parish	Blyth
Valid Date:	2 August 2016	Expiry Date:	27 September 2016
Case Officer Details:	Name: Miss Laura Cryan Job Title: Planning Officer Tel No: 01670 620334 Email: Laura.Cryan@northumberland.gov.uk		



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1. Introduction

- 1.1 It is appropriate that the Planning Committee determine this planning application given that the applicant is Northumberland County Council and there are two objections to the application.

2. Description of the Proposals

- 2.1 The application seeks full planning permission for the removal of timber playground equipment and the provision of a multi-purpose multi-use games area (MUGA) at Malvins Close Primary Academy in Blyth.
- 2.2 The proposed MUGA would measure approximately 24m X 12m with 2 x 4m with recessed goal ends and a synthetic turf pitch in green. It would be surrounded by a 2m high steel twin bar fence system, including double gated entrance in green.
- 2.3 The proposed MUGA and enclosure would be located to the North of the existing school building.

3. Planning History

Reference Number: C/08/00032/CCD

Description: Demolition of existing Malvins Close First School and construction of a new 2 storey school to accommodate 420 pupils

Status: PERMITTED

Reference Number: B/08/00113/CPO

Description: Demolition of existing Malvins Close First School and construction of a new 2 storey school to accommodate 420 pupils.

Status: NO OBJECTION

Reference Number: C/09/00153/DISCON

Description: Discharge of conditions 3, 4 and 6 pursuant to planning permission 08/00032/CCD

Status: PERMITTED

Reference Number: C/09/00203/DISCON

Description: Discharge of condition 20, provision and location of sheltered secure cycle parking facilities pursuant to planning permission 08/00032/CCD

Status: PERMITTED

Reference Number: C/10/00046/DISCON

Description: Discharge of condition 10 relating to planting scheme pursuant to planning permission 08/00032/CCD

Status: PERMITTED

Reference Number: C/10/00226/DISCON

Description: Discharge of condition 4a (Tree Protection Measures Scheme) pursuant to planning permission 10/00181/CCD

Status: PERMITTED

Reference Number: 11/01908/CCD

Description: Installation of solar photo voltaic panels on the building roof.

Status: PERMITTED

Reference Number: 16/01905/CCD

Description: The installation of an additional 26 parking bays using a permeable paving system with associated drainage as supplemented by construction method statement received 07 July 2016.

Status: PERMITTED

Reference Number: 16/04080/FUL

Description: Proposed office building including associated car park and fencing.

Status: PERMITTED

4. Consultee Responses

Lead Local Flood Authority (LLFA)	No objection subject to conditions.
Public Protection	No objection subject to condition.
Highways	No objection subject to condition.
Blyth Town Council	No response received.
Sport England	No objection.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	13
Number of Objections	2
Number of Support	0
Number of General Comments	0

Notices

General site notice, displayed 1st July 2016

No Press Notice Required.

Summary of Responses:

Two letters of objection have been received which raise the following material planning considerations:

- Impact on residential amenity and disturbance due to siting close to residential properties
- Noise
- Flooding

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O83AQ8QSHWG00>

6. Planning Policy

6.1 Development Plan Policy

Blyth Valley Core Strategy (2007):

ENV2 Historic and built environment
C1 Educational Facilities

Blyth Valley Development Control Policies Development Plan Document (2007):

DC1 General Development
DC12 Provision of Community Facilities
DC22 Noise Pollution
DC27 Design of New Developments

6.2 Emerging Policy

In accordance with paragraph 216 of the NPPF it is considered weight can be given to emerging policy giving consideration to the stage of preparation of the emerging plan, the level of unresolved objections to these policies and consistency with NPPF;

The Northumberland Local Plan Core Strategy Draft Plan was submitted to the Secretary of State for examination on 7th April 2017. The submission plan comprises the Northumberland Local Plan Core Strategy Pre-Submission Draft (October 2015), as amended by:

Proposed Major Modifications (June 2016)
Proposed Further Major Modifications (November 2016)
Proposed Additional Major Modifications (February 2017)
Proposed Minor Modifications (February 2017)

Policy 1 - Sustainable Development
Policy 2 - High Quality Sustainable Design
Policy 37 - Flooding
Policy 49 - Community Services and Facilities
Policy 50 - Open Space and Facilities for Sport and Recreation

6.3 National Planning Policy

National Planning Policy Framework (NPPF) - (2012)
National Planning Practice Guidance (NPPG) - (2014, as amended)

6.4 Other Documents/Strategies

N/A

7. Appraisal

Principle of Development

- 7.1 The National Planning Policy Framework (NPPF) states that planning authorities should ensure that established facilities are able to develop and modernise for the benefit of the community. The new MUGA would provide a much improved facility for the school and therefore the wider community who attend. This is also in line with saved Policy C1 of the Blyth Valley Borough Council Core Strategy which states that in line with the County Council's strategy for education, access to education is maximised. The proposal would also accord with Policy 49 of the emerging Northumberland Local Plan Core Strategy which seeks to support the development and modernisation of community facilities.

Location and Impact on Residential Amenity

- 7.2 The site is bounded by residential properties to the north and east and the area subject of this application is currently in use as a playground with timber play equipment. The distance from the development to the boundary of the nearest property to the north (76 Priory Grange) would be 9 metres and approximately 12 metres to the side gable of the building.
- 7.3 Two letters of objection have been received from Numbers 65 Priory Grange and 66 Priory Grange to the north-east of the development site. These objections raise concern to impact on residential amenity including noise from the proposed operation and disturbance including from footballs potentially being kicked over neighbouring fences. The letters ask for the MUGA to be sited to the side of the school further from neighbouring properties.
- 7.4 Due to the concerns from local residents the Public Protection team was consulted on the application. As a result of the consultation the Public Protection team required that further information be submitted including proposed usage times and a full Noise Impact Assessment be carried out and this was received in May 2017. It is understood that the proposed MUGA will be used by school children within the standard school opening hours, including any breakfast and occasional after school clubs (08:00 to 17:00 hours). All sporting activities would be adequately supervised at all times. The Noise Impact Assessment Report summarised that the noise emission levels associated with the proposed development are considered acceptable and would not adversely impact on the nearest noise sensitive properties.
- 7.5 Blyth Town Council has commented that they are concerned about the excavated materials remaining on-site. The Council would also like the applicant to consider how close it is to resident's fences and move it as far away from residents as possible.
- 7.6 Following the concerns of residents and the town council with regards to the location of the MUGA, the agent for the application was asked to consider alternative locations for the MUGA. The agent stated in an email to the case officer that the location has been thoroughly thought through as to where the MUGA can be best sited so as to still provide sufficient playing field space whilst improving the external play provision during wet months when P.E. is

not possible on grass. Sport England has raised no objection to the proposed location.

- 7.7 Following further consultation the Public Protection team have raised no objection to the application subject to a condition to limit operational hours to school time only.
- 7.8 It is intended for the excavated material from the MUGA to remain on site. Initially the application included provision of a bund, however, this element has been removed from the current proposal for consideration at a future date. The Public Protection team has stated in an email to the case officer that they would not seek to restrict the use or dispose of the excavated material from the site through a planning condition.
- 7.9 It is considered by Officers that the proposed location of the MUGA is acceptable and subject to the recommended condition for operational hours, the proposal would not lead to any significant noise and disturbance to residents. Whilst lighting is not proposed in the application, a condition is also recommended to control any future floodlighting at the site in the interests of residential amenity. As such, the proposal complies with the NPPF, Policies DC1 and DC22 of the Blyth Valley Development Control Policies Development Plan Document and Policy 2 of the emerging Northumberland Local Plan Core Strategy.

Visual Amenity

- 7.10 In terms of the visual impact of the MUGA, it would be located to the rear of the school building. It would remain subservient to the main school. The MUGA would be visible to nearby properties to the North, however, would be viewed in relation to the existing school building and separated by existing steel palisade boundary fencing. The MUGA would be located to the middle of the site and would not be that visible from the west due to existing fencing and boundary treatments. To the east it would be viewed at distance in relation to the existing school playing area. To the south the MUGA would be screened by the existing school building. The proposed green colour for fences and the surface would sit well with the existing school, the surrounding residential properties and the street scene.
- 7.11 In general, the design proposed is standard for school type structures. Therefore in visual terms it is considered that the proposal complies with Policies ENV2 and DC27 and Policy 2 of the emerging Northumberland Local Plan Core Strategy. It is considered that the addition of a MUGA to this part of the school complex would represent an acceptable quality of contemporary design to this community facility and is therefore in accordance with the NPPF in this respect.

Drainage and Surface Water Flooding

- 7.12 One objection received raises concern to potential for flooding to neighbouring properties from the proposed development. The Lead Local Flood Authority (LLFA) was consulted on the application and initially requested further details to be submitted in respect of the proposed method of drainage. Following submission of additional information which proposes a method of natural

infiltration, the LLFA raise no objection to the application subject to conditions requiring a strategy to prevent surface water runoff from the Multi Use Games Area and details of the adoption and maintenance of all drainage features to be submitted and approved by the local planning authority. With the recommended conditions attached to a grant of approval, it is considered that the proposal would be in accordance with the National Planning Policy Framework and Policy 37 of the emerging Northumberland Local Plan Core Strategy.

8. Conclusion

- 8.1 Subject to conditions, the proposed multi-use games area is considered to result in an acceptable form of development in this location that would not have any adverse impact upon the residential amenity of neighbouring properties close to the school. Similarly, there would be no adverse impact on the character and appearance of the buildings or the wider area and landscape. The proposal would therefore be in accordance with Local Plan Policies and the National Planning Policy Framework.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development hereby permitted shall not be carried out other than in complete accordance with the details contained in the application and the approved plans. The approved plans for this development are:-

1. Location Plan (amended), Drawing Number 811.003, received 02.08.2016
2. Proposed Site Plan, Drawing Number 811.002
3. Malvin's Close Primary Academy Elevations, Revision Number R001
4. Physical Education and Activity Facility Malvins Close Primary Isometric View, Drawing Number STM-MCP-02 Rev.A
5. Malvin's Close Primary Academy - Proposed Layout, Revision R001
6. Physical Education and Activity Facility Malvin Close Primary - Proposed Layout, Drawing Number STM-MCP-01 Rev.A
7. Email from agent regarding drainage, sent 25.07.2016 15:31
8. Rainbox 3S Technical Data Sheet, received in email sent 25.07.2016
9. Photo of Rainbox installation (IMG_0466.jpg), received in email sent 25.07.2016
10. Noise Impact Assessment by Environmental Noise Solutions Limited received 12.05.2017

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. The development hereby approved shall not be open for use outside the following hours:

Monday - Friday: 8:00 - 17:00 (term time only)

Reason: In the interests of amenity, in accordance with the National Planning Policy Framework and Policy DC1 of the Blyth Valley Development Control Policies Development Plan Document.

03. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
- i. details of temporary traffic management measures, temporary access, routes and vehicles;
 - ii. vehicle cleaning facilities;
 - iii. the parking of vehicles of site operatives and visitors;
 - iv. the loading and unloading of plant and materials;
 - v. storage of plant and materials used in constructing the development
 - vi. measures to control the emission of dust and dirt;

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

05. Prior to the commencement of development, a strategy to prevent surface water runoff from the Multi Use Games Area shall be submitted and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the risk of flooding from surface water will not increase as a result of this development, in accordance with the National Planning Policy Framework.

06. Prior to commencement of development, details of the adoption and maintenance of all drainage features including soakaway maintenance/replacement shall be submitted to and approved in writing by the Local Planning Authority. A maintenance schedule which includes details for all drainage features for the lifetime of development shall be comprised within. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime, in accordance with the National Planning Policy Framework.

07. Prior to the commencement of development, full details of any proposed on-site storage of the excavated material, or, in the event of such materials being removed from the site, a timeframe for this and method of removal shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safety, visual and residential amenity in accordance with Policy DC1 of the Blyth Valley Development Control Policies Development Plan Document.

08. No floodlighting shall be installed prior to a further planning consent being obtained from the Local Planning Authority.

Reason: To retain control over floodlighting in the interests of visual amenity and residential protection and in accordance with the National Planning Policy Framework and Policy DC1 of the Blyth Valley Development Control Policies Development Plan Document.

Date of Report: 26.06.2017

Background Papers: Planning application file(s) 16/01904/CCD