

COMMITTEE DATE: [21/11/2017](#)

Application Reference: 17/0652

WARD: Greenlands
DATE REGISTERED: 29/09/17
LOCAL PLAN ALLOCATION: Protected School Playing Fields/Grounds

APPLICATION TYPE: Full Planning Permission
APPLICANT: Mr S Brennan

PROPOSAL: Formation of Multi Use Games Area (MUGA) on existing playing field, enclosed by 4.5 metre high mesh fencing, erection of equipment store and six 15 metre high floodlights, with associated hardstanding and landscaping including grass bund.

LOCATION: UNITY ACADEMY, WARBRECK HILL ROAD, BLACKPOOL, FY2 0TS

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Gary Johnston

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

SUMMARY OF RECOMMENDATION

The proposal would allow for year round use of this part of the school playing field and would allow for community/sports club use. This would be consistent with paragraph 73 of the National Planning Policy Framework (NPPF) and also Policy CS15 of the Core Strategy which seeks to promote healthy lifestyles and support the provision of better educational facilities in the town.

The proposal has been sited to reduce the potential impact on local residents and the amendments to the proposal in terms of the omission of car parking accessed off Cotswold Road, provision of an uninterrupted bund along the southern side of the pitch and the reduction in hours of use at weekends and on Bank Holidays would further reduce the impact. Whilst there will be some impact on local residents in that the currently unlit playing field would be lit and there would be associated activity, it is not felt that this would be so harmful to justify refusal of permission and hence there would not be conflict with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy BH3 of the Local Plan.

Whilst by necessity the pitch and associated fencing, lighting and storage facility would be functional in appearance, the use of green for the finish of the fencing, pitch and storage facility would help to soften the appearance and merge them with the remaining playing fields. The proposal is therefore considered to be consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy LQ1 of the Local Plan.

INTRODUCTION

This application follows on from a previously withdrawn scheme (16/0456 refers) and has been amended to remove an area of car parking which was proposed to the south of the MUGA and which would have been accessed of Cotswold Road. The Lancashire Football Association, the Football Association and the Football Foundation have been working with Unity Academy for over a year to support the school's application to the Football Foundation for a full size 3G pitch. The proposed 3G pitch at Unity Academy is part of a 3G pitch portfolio approach in Blackpool to address the shortfall of 3G pitches and to look at directing any profit created from the pitches and reinvest back into football in the town.

SITE DESCRIPTION

The application relates to the southern end of the playing fields attached to Unity Academy. The playing fields have a semi-circular eastern and southern boundary and are bounded to the north by houses fronting Warbreck Hill Road, to the east by houses fronting Armadale Road and Warley Road, to the south by houses fronting Warley Road and Cotswold Road and to the west by Mexford House. There is a gate at the end of Cotswold Road which provides access to the playing fields. The playing fields are set at different levels to reflect the land levels surrounding the site.

DETAILS OF PROPOSAL

The application is for an artificial grass pitch which would measure 106 metres by 70 metres and would be enclosed by dark green mesh ball stop fencing which would be 4.5 metres high. The pitch would be lit by 16 floodlights mounted on six 15 metres high lighting columns. Two dark green containers would also be sited as part of the development to house sports equipment and maintenance equipment. To avoid excessive removal of topsoil and spoil from the site, the excavated material would be used to form a grass bund which would be located outside the southern boundary fence of the pitch. The hours of operation would be 9am to 10pm Mondays to Fridays and 9am to 6pm on Saturdays, Sundays and Bank Holidays. This is requested to maximise use of the facility by the school and local community/sports clubs. New footpaths would be provided to link the facility to the main school buildings and parking areas which would be used by community and sports clubs. Vehicular access by users of the facility would be via Warbreck Hill Road. The school proposes to implement a community use management plan for the operation of the facility.

The application is accompanied by a Design and Access Statement, Noise Assessment and Transport Assessment.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- **principle of development**
- **design**
- **impact on residential amenity**
- **impact on highway safety**

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

Head of Highways and Traffic Management: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

Service Manager Public Protection: The proposed use is intensive and amounts to the creation of a commercial / public sport facility close to residential dwellings. This is substantially different to the current amount of use. I therefore have concerns about noise especially with the proposed late opening and weekend use.

The public entrance to the site from Cotswold Road could mean that any person could park on Cotswold Road and use the entrance here rather than using the main car park. Customers and spectators may also approach the facility this way if they know they can get in. This could be an unacceptable source of noise from extra vehicles and people. People also tend to meet / congregate close to entrance points. (***the car parking area and access off Cotswold road have been removed from the proposal***). Noise disturbance from this should not be underestimated and it would be preferable to not have public access here as it is currently a quiet cul-de-sac. Having an earth barrier has the benefit that excavated soil does not need to be taken away from the site, is re-used and in the right place it can be used to reduce noise impacts. There is however no mention of its noise reducing capabilities in the noise assessment / application and the sizeable gap in the barrier shown on the plan will considerably reduce its capability to attenuate noise anyway. Further information is required as to purpose / performance of barrier.

The noise assessment submitted is dated March 2016 and contains different plans to the current application. The pitch orientation, centre line of the pitch (noisiest part) and the size and location of the earth barrier are different. An up-to-date noise impact assessment is needed to assess the impact of proposed noise sources.

The noise impact assessment shall demonstrate that the following standards are met at nearby noise-sensitive premises:

L_{Aeq} 50-55 dB 16 hours- gardens and outside living areas - daytime

L_{Aeq} 50 dB 16 hours- façade level daytime

L_{Aeq} 45 dB 8 hours- façade level night-time (23.00 - 07.00)

LAFmax 60 dB 8 hours- façade level night-time (23.00 - 07.00)

LAFmax 60 dB 4 hours - façade level evening (19.00-23.00)

Please note that any assessment shall be carried out for the most sensitive hours within the time period applied for. It is recommended that the methodology for any assessment be submitted in writing prior to any assessment taking place. A construction management plan / dust management plan will be required.

Recommends construction work to be between the hours of 8am-6pm Monday - Friday. 9am-1pm Saturday. No work on Sunday or Bank holidays.

Sport England: Sport England raises no objection to this application which is considered to meet exception E5 of our adopted Playing Fields Policy, subject to conditions.

Sport England - Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in the light of the National Planning Policy Framework (particularly paragraph 74) and Sport England's policy on planning applications affecting playing fields 'A Sporting Future for the Playing Fields of England' (see link below): www.sportengland.org/playingfieldspolicy.

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The proposal is to develop a new Artificial Grass Pitch (AGP) on this high school site. The facility would be floodlit and includes necessary ancillary infrastructure. The proposal has the support of the County Football Association, Football Association and Football Foundation.

Assessment against Sport England Policy

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception E5 of the above policy, which states:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

I have therefore assessed the existing and proposed playing fields against the above policy

to determine whether the proposals meet exception E5. To assist me in assessing this I have consulted Alice Watson, Engagement Manager at the Football Foundation and she has made the following comments.

Lancashire Football Association, the Football Association and the Football Foundation have been working with Unity Academy for over a year to support the school's application to the Football Foundation for a full size 3G pitch. The pitch feasibility and design have been completed by our approved framework, therefore I have no issue with the design or layout. The Football Foundation and FA are fully supportive of this planning application. The 3G pitch at Unity is part of a 3G pitch portfolio approach in Blackpool to address the shortfall of 3G pitches and to look at directing any profit created from the pitches and reinvest back in to football in Blackpool.

Based on this extensive support both in principle and project planning, I am satisfied that this application can comply with our policy exception E5.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E5 of the above policy. The absence of an objection is subject to the following condition(s) being attached to the decision notice should the local planning authority be minded to approve the application:

Community Use Agreement - SE Model Condition

Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to [describe facilities forming part of the development] and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>. For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Should the condition recommended above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception E5 of our playing fields policy, and we would therefore object to this application. We ask that the above informative be

included on the decision notice to assist the discharging of this condition.

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here; www.sportengland.org/useourschool.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Blackpool Services, Contaminated Land: The land has been previously assessed for contamination during the refurbishment of Unity College, therefore no further information is requested. However if during construction any contamination is identified then works are to cease and an investigation carried out. This is to be submitted and approved by the Local Authority.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 3 October 2017

Neighbours notified: 2 October 2017

Individual letters of representation have been received from the following and in addition a petition containing 25 signatories (residents of Cotswold Road) has been received:

Mr G Moore, 14 Armadale Road, Blackpool, FY2 0SW (Objects)

Firstly I am all in favour of a football pitch near my house as I do play rather a lot and a nice 4G pitch would be ideal for me.

However... Space for four cars? Where do the rest of the players park? I play a lot at Stanley Park and many people come in their own cars and if all pitches are booked, that's at least 14 players per pitch so 1 pitch can mean 14 cars. So where do the rest of the cars park? Cotswold Road is tiny and this will impact those people no end. People will be parking in the cul-de-sac or on Warley Road - they won't care about the residents so long as they get to their game. Warley Road is narrow and in bad need of repair - I regularly cycle down there and there are so many potholes it's scary - not an exaggeration. More traffic won't improve

that situation now will it?

As for the floodlights - very good for the players but at that height the surrounding houses will be negatively affected. Those houses at the bottom of the hill are at least another 15-20 feet below the level of the top playing field, so if that's the proposed location, we're going to be very well illuminated aren't we?

Access to these things need the infrastructure as it's not just a pitch or two, it's the knock-on effect of those pitches and the number of people using them, the parking facilities, the surrounding roads etc. This is a residential area not an out of town facility with good access. I cannot believe that someone has come up with the idea of using Cotswold Road as an access point - what planet? What if a team want to hire the pitch and come in on a bus? This is a very bad idea guys, you really need to re-think this.

Mrs Judith Heaton, 16 Armadale Road, Blackpool, FY2 0SW (Objects)

Traffic- Accessibility on already congested roads. Increased parking on adjoining and narrow neighbourhood roads.

Noise- Increased noise pollution for surrounding residents up to 10pm from this facility is inevitable and unacceptable. No noise barriers are planned other than the proposed bund. No amount of landscaping would help.

Lack of privacy - We are already overlooked and there is the potential for that to increase with this proposal.

Light Pollution- A major concern is the amount of light pollution directly into our gardens and upper storey of our dormer bungalows which is a main bedroom in our case.

Your letter states we are "not allowed" to comment on the possible devaluation of neighbourhood properties but why should local residents be put in this situation.

Mrs Ann Spruce, 310 Warley Road, Blackpool, FY2 0UJ (Objects)

1. Increase of traffic on Warley Road which is already very congested with non-resident cars, leading to parking problems and even more deterioration of the road surface.
2. 6-15 metre floodlights and extra noise which could invade our privacy and lead to sleep deprivation as after obtaining information from the Council I was informed that the activities could continue until 10pm.
3. As this is an urban area I find it quite inappropriate and would suggest this should be built in a less densely populated area.

Mrs Tracy Porter, 249 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

My family and I strongly object to the proposal for the formation of Multi Use Games Area (MUGA) on the existing playing field at Unity Academy, for the following reasons:

Light Pollution from the 6 - 15 metre floodlights.

Visual amenity and lack of privacy in our private gardens.

Adequacy of parking/loading/turning via Cotswold Road and increased traffic on Warley Road. Warley Road is already in urgent need of surface repairs.

Concerns about highway safety and traffic generation.

Noise and disturbance resulting from the use. We already have noise and light disturbance from the existing MUGA facility. We do not want additional light and noise disturbance that would be created by this proposal.

There is already an existing sports facility at VIDA that was purpose built and does not impact on that local neighbourhood. It provides adequate parking facilities and Garstang Road is designed for heavy traffic. There is no impact on the local neighbourhood from the floodlights, nor noise pollution.

J Fullerton, 390 Warley Road, Blackpool, FY2 0SS (Objects)

Concerned about the impact of the floodlights on their amenity and the potential for anti-social behaviour as a result of evening use.

Mr Steven Obertelle, 251 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

Strongly object to the proposed development for the following reasons:

1. Unsightly floodlights with associated light pollution.
2. Noise pollution during the day and at night.
3. Car parking issues.
4. The poor state of repair on Warley Road would deteriorate even more due to extra traffic.
5. In short, this is a residential area and residents should be allowed to enjoy family life with privacy in the home and garden also with reasonable protection from light and noise issues.

Mrs Sheila Reeder, 263 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

I wish to strongly object to the proposed application to build a multi-purpose areas at the Unity Academy Warbreck Hill Road My reasons are listed below:

6-15 metre high lights would end most of my privacy and be very intrusive .The noise would be a great problem and again unacceptable in a residential area. My garden backs onto the playing field and would get all the powerful lights and certainly all the noise of players their supporters and families. All the litter that would collect at the bottom of my garden having already seen a rat going through the rubbish which I reported to the school. Parking of cars would be a nightmare again blocking all the side and main roads with only four car places allotted on the plans. With the proposal of three multi pitches and six x 15 metres high lights it would be unbearable as well as going on till late evening and weekends. The value of my property would go down because no one would want to live here with what you are proposing at the bottom of their garden. This proposal is totally unacceptable to me and I am sure the residents of this area. I strongly object to the plans. I now live alone and would feel very vulnerable.

Mr Royston Barnes-Beard, 259 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

Concerned about -

- visual intrusion
- loss of privacy
- noise and disturbance
- access via Cotswold Road
- level of car parking
- inappropriate use in a residential area

Mr David Wright, 394 Warley Road, Blackpool, FY2 0SS (Objects)

With regards to this planning application as a resident in the vicinity of the planned development object to this on the following grounds:

Increased traffic on Warley Road, the road already sees heavy use and already is in need of urgent surface repairs. I believe there will be significant increases in traffic on Warley Road, also many drivers do not adhere to the speed limit and in recent years as a result of speeding there have been two significant accidents in recent years (that I have witnessed from my house at 394 Warley Road). Increase in traffic will increase the risk of speeding. Increase on non-resident cars parked on the nearby roads, I feel in the plans there is insufficient parking planned out for the users of this new sports facility.

Light pollution, as my house backs onto the sports field I do not want to see increased floodlighting as there is already light pollution from the existing MUGA facility.

Increase in noise in the evening from players and spectators at night, at the moment we cannot really hear this from the existing MUGA facility.

This is a facility that is aimed at exclusive use and as far as I can see the local community have no access to this sports facility so I have to object on these grounds alone.

There are other areas of the town that have better access for this type of facility and perfectly good facilities at Stanley Park, also there is unused space at Stanley Park next to the existing all-weather pitches that could be used for this type of development.

The facility is planned to be a 4G pitch, so really it can only be used for football, in essence this is not a MUGA as it really does not allow other sports to be played on there, e.g. rugby, tennis, netball, hockey.

Mr and Mrs D Winter, 6 Cotswold Road, Blackpool, FY2 0UH (Objects)

Concerned about visual intrusion and light pollution of lighting.

Concerned about noise and disturbance from the use.

Concerned about additional traffic generation - poor access down Cotswold Road, poor condition of Warley Road, impact of construction traffic.

Questions the need for the facility and if needed should go on a brownfield site.

Mr S Crooks, 14 Cotswold Road, Blackpool, FY2 0UH (Objects)

I strongly object to the alterations, many of the contributing factors for my purchase of this property is, the seclusion and privacy the area offers, the view to the rear of my property in summertime, the allotments are quite a wonderful sight.. I'm hugely disappointed to hear of this news, I strongly object, I didn't expect to move to this area and expect to have thorough fair of access. I, as a 50% tax payer, expect a voice in this matter. I believe the funds be better spent on street cleaning of the area, Warley Road in itself is in urgent need of repair, please respond favourably.

The scheme has been amended to delete the four car parking spaces that were proposed to the south of the pitch and which would have been accessed off Cotswold Road. The bund to the south of the pitch would now run the full length of the pitch and the proposed hours of use have been reduced at weekends and on Bank Holidays to 6pm. Access for users' vehicles would be from Warbreck Hill Road and parking would be in the parking areas to the front of the Academy.

NATIONAL PLANNING POLICY FRAMEWORK

In March 2012, the National Planning Policy Framework (NPPF) was published. This document sets out the Government's approach and expectations with regard to planning and development. It places heavy emphasis on sustainable development and the need for the planning system to be proactive in driving economic growth. There is a presumption in favour of development where there are no over-riding material considerations. In particular the following paragraphs are relevant:-

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The Framework also makes it clear that all developments should be of a high standard of design and amenity (paragraphs 17, 56 - 65).

In terms of noise the Framework states in the following paragraph:

123 - Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

In terms of floodlighting the NPPF states in the following paragraph:

125 - By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan Part 1: Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

Policy CS1: Strategic Location of Development

Policy CS6: Green Infrastructure

Policy CS7: Quality of Design

Policy CS9: Water Management

Policy CS15: Health and Education

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

LQ1 Lifting the Quality of Design

LQ2 Site Context

LQ6 Landscape Design and Biodiversity

BH3 Residential and Visitor Amenity

BH7 Playing Fields and Sports Grounds

NE7 Sites and Features of Landscape, Nature Conservation and Environmental Value
AS1 General Development Requirements (Access and Parking)

ASSESSMENT

Principle of development - the principle of using an existing playing field to house an artificial grass pitch has been established across the country and in the case of Blackpool on a number of school sites. The benefit is that it allows for year round use of the pitch and the potential for use by the local community and local sports clubs. In this context it would be consistent with paragraph 73 of the NPPF which seeks to promote access to high quality open spaces and Policy CS15 of the Core Strategy which seeks to promote healthy lifestyles and support the provision of better educational facilities in the town.

Design - the design of the pitch and its enclosure is functional but in order to mitigate its appearance the colour of the surfacing, fencing and storage containers would be green to match the background colour of the playing fields. Similarly, the lighting columns would be functional in appearance but there is limited scope to mitigate their appearance. The proposed siting of the pitch in the south west corner of the playing fields seeks to reduce the impact of the pitch, fencing, containers and lighting. It is considered that the siting of the pitch and the colour proposed for the surfacing, fencing and containers would mean that the proposal is consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy LQ1 of the Local Plan.

Impact on residential amenity - the application has been amended to omit vehicular access from Cotswold Road and also a car parking area which would have been accessed off Cotswold Road. This means the gated access to Cotswold Road would only be used for construction purposes and then for the maintenance of the pitch and the remaining playing fields. This amendment is beneficial in terms of the amenities of residents on Warley Road and Cotswold Road. The proposed pitch is large at 106 metres by 70 metres but it would be sited some 25 metres to the north of houses on Cotswold Road which would be side on to it and there would be a grassed bund between the houses and the pitch. It would be some 75 metres from the nearest property on Warley Road to the south east, some 55 metres from the nearest property on Armadale Road to the north east and some 130 metres from the nearest property on Warbreck Hill Road to the north. It would be some 20 metres from Mexford House to the west.

The key impacts on local residents would be related to the community use of the facility in terms of possible noise nuisance and from the lighting. The requirement for hours of use up to 10pm on weekdays stems from the need for the facility to be available for local sports clubs and the community and in this context has the support from Sport England and various Football Association bodies. The lighting plan shows that light spillage outside the confines of the pitch enclosure would be limited. By removing the parking accessed off Cotswold Road access to the pitch would be from the existing school complex i.e. to the north west of the pitch, the furthest point away from surrounding residents. This should help to reduce the potential for disturbance from the comings and goings of users of the pitch. It is felt that with the changes to the application the proposal is consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy BH3 of the Local Plan.

In addition the applicant has agreed to construction hours being restricted to 8am to 6pm Mondays to Fridays and 9am to 1pm on Saturdays with no Sunday or Bank Holiday working.

Impact on highway safety- As access to the pitch would be accessed through the main Unity Academy entrance off Warbreck Hill Road it is not anticipated that it would create any significant highway issues.

Other issues - Surface water management and disposal performance will be achieved by implementing adequate attenuation (water storage) within the pitch base (comprising a permeable granular sub-base) to ensure that excess volumes, which would be experienced during a critical storm event do not bypass the control system before discharging into a new onsite soak away. This drainage strategy will be designed to ensure no above ground flooding occurs up to and including the 1 in 30 year event as a minimum, with an assessment to demonstrate that the flood risk off-site is not increased during the 1 in 100 year event plus an allowance for 40% climate change. This is to enable the site to meet the recommendations of the non-statutory technical standards for sustainable drainage. If permission is granted it is recommended that there is a condition to cover drainage issues - development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted by the developer to (and approved in writing by) the local planning authority.

CONCLUSION

The proposal would allow for year round use of this part of the school playing field and would allow for community/sports club use. This would be consistent with paragraph 73 of the NPPF and also Policy CS15 of the Core Strategy which seeks to promote healthy lifestyles and support the provision of better educational facilities in the town. The proposal has been sited to reduce the potential impact on local residents and the amendments to the proposal in terms of the omission of car parking accessed off Cotswold Road, provision of an uninterrupted bund along the southern side of the pitch and the reduction in hours of use at weekends and on Bank Holidays would further reduce the impact.

Whilst there will be some impact on local residents in that the currently unlit playing field would be lit and there would be associated activity it is not felt that this would be so harmful to justify refusal of permission and hence there would not be conflict with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy BH3 of the Local Plan.

Whilst by necessity the pitch and associated fencing, lighting and storage facility would be functional in appearance, the use of green for the finish of the fencing, pitch and storage facility would help to soften the appearance and merge them with the remaining playing fields. The proposal is therefore considered to be consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy LQ1 of the Local Plan.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application File(s) 17/0652 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

Recommended Decision: Grant Permission

Conditions and Reasons

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

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 22nd September 2017.

Drawings numbered 02 Rev 01, 03 Rev 02, 04 Rev 02, 05 Rev 02, 06 Rev 01, 07 Rev 02, 08 Rev 01 and lighting details submitted.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the use of the pitch(es) and include details of pricing policy, hours of use, access by non-educational establishment/community/sports club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with paragraph 73 of the National Planning Policy Framework and Policy CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The use and floodlighting of the pitch(es) shall be restricted to the hours of 9am to 10pm Mondays to Fridays and 9am to 6pm on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The access to the playing fields from Cotswold Road shall only be used for construction purposes and for the maintenance of the playing fields, pitch, fencing and lighting and for no other purpose.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Development shall not begin until a detailed sustainable surface water drainage scheme for the site (including details of its future maintenance) has been submitted by the applicant to and has been approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not cause flooding to surrounding properties in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.