

COMMITTEE REPORT

Committee: East Area
Date: 14 December 2006
Ward: Strensall
Parish: Strensall And Towthorpe Parish Council

Reference: 06/00748/GRG3
Application at: Robert Wilkinson Primary School West End Strensall York YO32 5UH
For: Installation of a multi-use games area
By: Robert Wilkinson Primary School
Application Type: General Regulations (Reg3)
Target Date: 19 June 2006

1.0 PROPOSAL

This application seeks planning permission for a multi-use games area (MUGA) at Robert Wilkinson Primary School in Strensall. The proposed MUGA is approximately 31 x 30 m in size and would be used by the School during the day and would then be opened up to community use in the evening.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Strensall Village COMPLE

City Boundary York City Boundary 0001

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

Schools Robert Wilkinson Primary 0218

2.2 Policies:

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - Having consulted the applicant who confirmed that the MUGA would not be used by outside parties until after school activities have finished there are no objections.

Police Architectural Liaison Officer - Having examined the proposed management plan for this development and provided that this is followed, there should be no issues relating to security and 'designing out crime.'

Environmental Protection Unit - No objections in principle to this application. There are some concerns about the effects of noise from games activities on the amenity of nearby residents and the effects of high level lighting. Conditions were recommended to control light spillage, an acoustic barrier, and opening hours.

3.2 External

Strensall and Towthorpe Parish Council - Do not wish to object to the application as long as the facility is open to the whole village and not merely the pupils and staff of Robert Wilkinson School. If this is not the case then there are objections to the scheme.

Response to Neighbour Consultation Letters and Site Notice (posted 10/05/06) - One piece of correspondence received from a resident of 2 Leyfield Close which is the dwelling closest to the proposed MUGA. The following points were raised:

- The MUGA should only be used by the school
- It should not be let to other sporting bodies now or in the future
- The floodlighting should only be placed next to Haxby Moor Road and light to the play area should not point towards residential areas
- Why does a primary school need to have a MUGA when there is already a games area nearby
- At present there is a parking problem around the school and side streets. Cars park on footpaths, corners of road junctions and over house driveways. This would be made worse with this extra facility being offered.

4.0 APPRAISAL

4.1 Key Issues:

- Visual Amenity
- Noise
- Light
- Traffic

4.2 The Application Site - Robert Wilkinson Primary School is located on West End in Strensall. The area is predominantly residential on three sides with the River Foss and Green Belt to the north. The proposed MUGA is located on the north west section of the school grounds. The land is currently a grassed area which is separated from Haxby Moor Road by a 1.5 m high hedge. The proposed MUGA would measure approximately 31 x 30 m and would be surrounded by a 3 m high fence. Four 8 m high floodlights would illuminate the playing surface to enable use of the games area during hours of darkness. Access to the site would be through the side gate entrance off Haxby Moor Road. The applicant wishes for the MUGA to be used by both the school and outside parties once school has finished, the applicant is offering opening times of 8.30 am to 8.30 pm Monday to Friday at which time the School entrance gates would be locked by the Schools resident caretaker.

4.3 Visual Amenity - The School is set within attractive grounds which make it a pleasant learning and working environment. The trees within the School grounds form an attractive edge to Haxby Moor Road, the River Foss and the edge of Strensall as seen from the Greenbelt from the north. The proposal includes the removal of one False Acacia tree but this would be replaced on a three to one ratio. Two new Flowering Cherry and two new Crab Apple trees would be planted around the south east and south west elevations of the MUGA in order for its visual dominance to be reduced and so that the open green feel of the area is not completely lost. A 1.8 m high acoustic fence would be erected along the boundary with Haxby Moor Road, this would be significantly screened by the existing hedging along this boundary.

4.4 Noise - The nearest dwelling to the proposed MUGA is 2 Leyfield Close which is a little over 30 m away. MUGA's have the potential for a significant level of noise generation. However, the proposed MUGA is not of great size meaning that the number of games and players at any one time would be restricted. The proposed acoustic barrier would also help reduce the level of potential noise nuisance for neighbours. The exact materials of the acoustic barrier have not been submitted but this can be controlled by planning condition. Opening hours of the MUGA can also be controlled by condition to ensure that activities have stopped during sensitive times such as at night time.

4.5 Light - A light spillage map from the proposed floodlights has been submitted. This indicates that light pollution out of the school grounds would be minimal. The proposed floodlights are 8 m in height and so will be visible in the surrounding area. However, because of this height they can be angled further downwards to ensure a significant amount of light does not travel horizontally into the Green Belt or neighbouring properties. Any permission can be conditioned to ensure that light levels are as submitted on the light intensity map. The proposed tree planting would also help alleviate any light spillage from the site.

4.6 Traffic - Robert Wilkinson Primary School is in the built up urban area of Strensall and is easily accessible by the local community by non car modes. The School can be accessed on foot and by bicycle with the existing storage facilities being available for users of the MUGA. The MUGA would not be used by outside parties whilst the main school is open and thus there would not be additional traffic at morning drop off and afternoon pick up times. The MUGA would result in more traffic in the area late afternoon and in the evening. The proposed car parking area is in the playground away from Haxby Moor Road with the overspill car park being located adjacent to the Road, this is used in the day by employees of the School. The size of the MUGA would mean that the occupation levels would not cause significant highway problems through additional traffic.

5.0 CONCLUSION

It is considered that the proposed MUGA would not significantly detract from the visual amenity of the school and the surrounding area. Potential noise and light nuisance for neighbours can be reduced to a satisfactory level through the use of conditions.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve under General Regs 3 Council Dev

- 1 TIME2 Development start within three years
- 2 The development hereby permitted shall be carried out only in accordance with the following plans:-

Revised plan received by Development Control on 01/12/06

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.
Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.
- 3 The opening hours of the multi-use games area shall be confined to 08:30 to 20:30 Mondays to Saturdays and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbours in this residential area
- 4 The flood lights shall not be illuminated between the hours of 21:00 and 08:30 and the site shall be vacated and locked by 21:00.

Reason: To protect the amenities of local residents
- 5 The flood lights shall be installed and thereafter operate such that the light intensity around the site is in accordance with the light intensity contour map submitted to The CoYC on 31/08/06.

Reason: To protect the amenities of local residents
- 6 An acoustic fence shall be shall be erected in accordance with the Revised Plan received 01/12/06. Further details of the fence including its height, materials, thickness, and acoustic specification shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: In order to protect the amenities of local residents.
- 7 Before the commencement of development, including demolition, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing; construction details of the retaining wall, including existing and proposed levels; construction details and method

statement for erection of acoustic barrier, in particular adjacent to existing trees.

Before commencement on site the protective fencing line shall be shown on a plan and agreed with the local authority and subsequently adhered to at all times during development to create exclusion zones.

None of the following activities shall take place within the protective fencing: excavation, raising of levels, storage of any materials or top soil, lighting of fires, parking or manoeuvring of vehicles; there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new service runs. The fencing shall remain secured in position throughout the construction process including the implementation of landscaping works. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

Reason: To ensure protection of existing trees before, during and after development which are covered by a Tree Preservation Order and/or make a significant contribution to the amenity of the area and/or development.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the street scene and the amenity of local residents. As such the proposal complies with Policy GP1 of the City of York Draft Local Plan.

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