

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 9 August 2007

**Ward:** Heworth  
**Parish:** Heworth Planning Panel

**Reference:** 07/01517/GRG3  
**Application at:** Tang Hall Cp School Sixth Avenue York YO31 0UT  
**For:** Creation of multi use games area  
**By:** City Of York Council  
**Application Type:** General Regulations (Reg3)  
**Target Date:** 20 August 2007

### 1.0 PROPOSAL

1.1 The proposal is to construct a new multi use games area (MUGA) in the rear play ground. The MUGA area measures 34.5 metres by 16.27 and is surrounded by a mesh fence standing 3 metres high. A 1.8 metre high hoop and rail style painted fence is also proposed adjacent to the rear boundary of the site and new gates and fencing are proposed to the entrance of the site from Fourth and Seventh Avenue in a similar hoop and rail style.

1.2 Tang Hall School is located on Sixth Avenue and the main access to the school is from this road. The school is laid out in an 'H' plan. The rear part of the school and play area can be accessed via vehicular/pedestrian accesses from Seventh Avenue and Fourth Avenue.

1.3 Members may recall that an application for an extension to provide an integrated children's centre was approved at Tang Hall School on the 28th June 2007.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Schools Tang Hall Primary 0232

2.2 Policies:

CYGP1  
Design

### 3.0 CONSULTATIONS

3.1 Internal

Highways Network Management: No objections.

Life Long Learning and Leisure: The improvements to the playground are welcomed, this will lead to improved PE opportunities. As there is no application for flood lighting, community use outside school hours (particularly in winter months) will be limited. The addition of sports facilities on the site with the children's centre will

encourage some community use by the centre users and will allow use during holiday periods as the site will be open to the public during these times.

### 3.2 External

Heworth Planning Panel: No objections.

Publicity: The application has been advertised by neighbour letter and site notice to which no public response has been received.

## 4.0 APPRAISAL

### 4.1 Key Issues

- Design
- Impact on residential amenity

### 4.2 Planning Policies

Policy GP1 of the Local Plan Deposit Draft states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials. Proposals will also be expected to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

### 4.3 Design

The visually significant elements of the design for the MUGA are the 3 metre fencing that will surround the surface and the 1.8 metre fencing proposed adjacent to the residential properties to the east of the site. The fencing around the MUGA is to be high powder coated (green) galvanised steel twin bar welded mesh panels, the first 1.2 m metres being heavy duty base panels as rebound fence with 1.8 metre high mesh above. Within the fence around the MUGA there will also be a single and double entrance gate. The fencing adjacent to the boundary matches that existing to the front of the school. It is 1.8 metres high and is a 'hoop and rail style' painted blue. There are no objections to the details of the design of the scheme

### 4.4 Impact on Residential Amenity

The rear boundaries of properties on Seventh Avenue are defined by mature hedging. The gardens of these properties are also substantial having an average depth of 20 metres. The positioning of the fencing for the MUGA and the further enclosing fence will not be visually detrimental to adjacent properties because of the existing planting.

There is no lighting proposed for the MUGA so the times of usage in the winter will be naturally limited. At other times the use of the MUGA, even outside school hours is not considered to pose any significant amenity issues. However the accesses from Seventh and Fourth Avenue are narrow and run close to the side boundaries of existing properties. The comings and goings to the MUGA area later in the evening would, in Officer view, be detrimental to the residential amenity of these properties. A condition is proposed to restrict the use of the rear accesses outside school hours,

this would allow this potentially valuable amenity to be used by the community but with access from the main school entrance, which is located on Sixth Avenue well away from residential boundaries.

## 5.0 CONCLUSION

It is considered that the proposed multi use games area (MUGA) and additional gates and fencing would be of an appropriate design in relation to the surrounding buildings and residential properties. It is also considered that the proposal will not detrimentally impact on the amenity of neighbouring residents. Therefore the MUGA would be in compliance with Policy GP1 of the draft local plan.

## 6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the following plans:-

9366AL(0)10 dated March 07

9366/AL(0)04D dated April 07

9366AL(0)12 dated March 07

Fence specification Q40/340 and 560

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 Outside school hours (8:30 to 3:30 Monday to Friday) access to the MUGA hereby approved shall only be gained from the main entrance from Sixth Avenue.

Reason: In the interests of residential amenity.

## 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 design and impact on residential amenity. As such the proposal complies with Policy GP1 of the City of York Local Plan Deposit Draft.

### Contact details:

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