

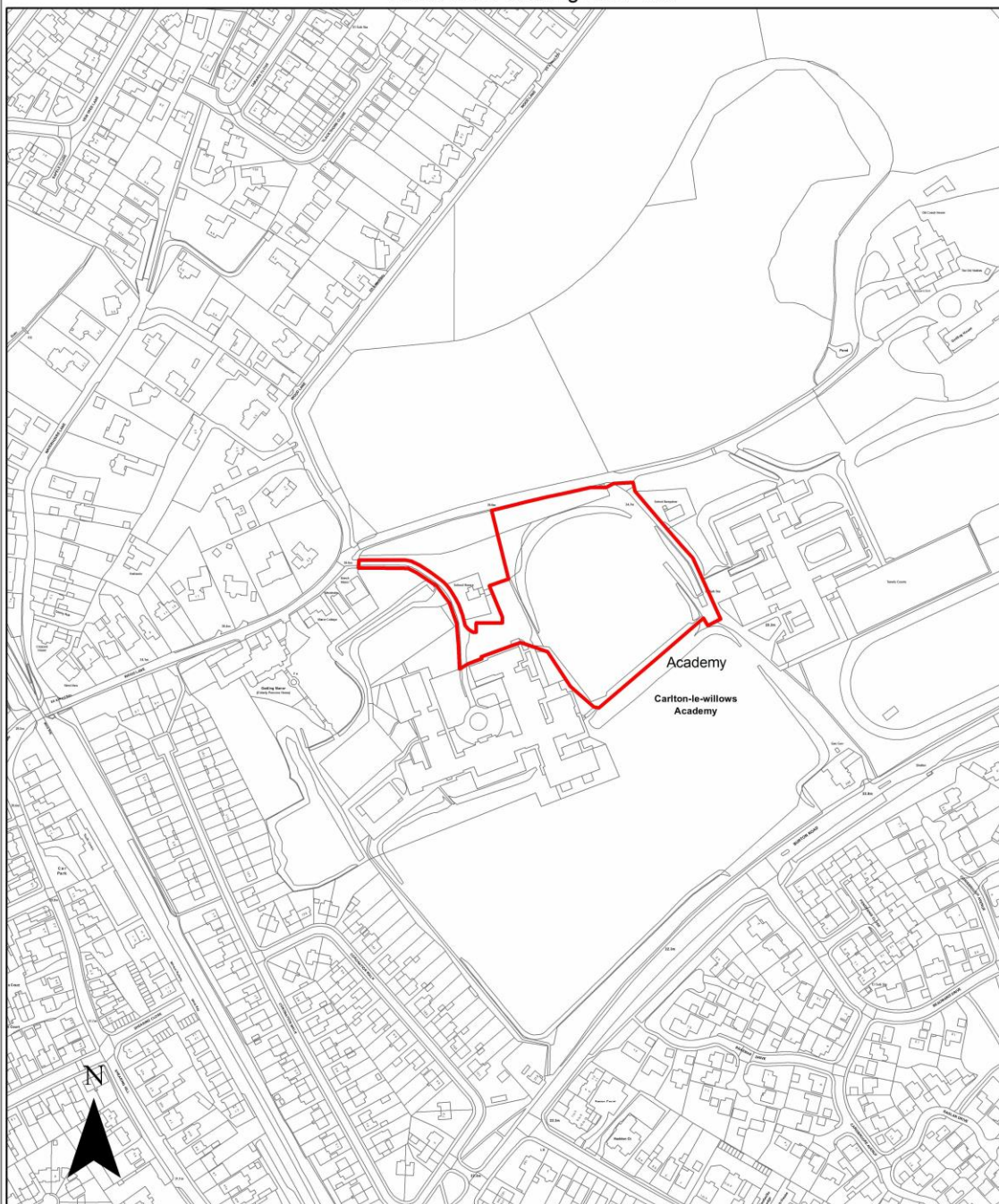


Planning Report for 2019/0945

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Planning Reference: 2019/0945

Carlton Le Willows Academy
Wood Lane Gedling NG4 4AD



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Report to Planning Committee

Application Number: 2019/0945

Location: Carlton Le Willows Academy, Wood Lane

Proposal: Section 73 application to vary condition 2 (approved drawings) of permission 2018/0836 (Installation of 3G artificial grass pitch, fencing, hardstanding, flood light system, together with the erection of 1no. single storey pavilion and 1no. storage container).

Applicant: Carlton Le Willows Academy

Agent: LK2 Architects Ltd

Case Officer: Paula Daley

1.0 Site Description

- 1.1 The site consists of the Carlton Le Willows Secondary School which is situated within the Green Belt. The site is accessed via Wood Lane with pedestrian only access off Burton Road. The school complex incorporates two main school buildings with associated playing fields. The site is identified as Protected Open Space under Policy LPD20 of the Adopted Local Planning Document.
- 1.2 The boundaries of the wider school site are delineated by a 2m high green security fence. The school site is bounded by Burton Road to the south east of the site with residential properties beyond. To the west and north west are residential properties. To the north are woodlands and open fields. To the north-east of the school is Gedling House which is a grade II listed building.
- 1.3 The redline application site area that is subject to this application, consists of the main school access road, existing car park and a disused cricket pitch. The site is screened to the south and west by 2m high green security fencing with a line of trees and an internal footpath linking the two school sites along the southern boundary. Practice cricket nets are located to the south western corner of the site which will be retained. To the north of the site includes existing vegetation, hedgerows and a number of mature trees which are set approximately 1m higher than the main cricket pitch. To the east is an internal access road which is gated and links onto the private drive serving the school, Gedling House and the Day Nursery.

2.0 Relevant Planning History

- 2.1 2019/0821 - Single Storey Enhanced Provision Unit to meet the Special Educational Needs of current students approved 11.11.2019
- 2.2 2019/0563DOC – Condition discharge. Submission of Details in relation to Condition 5 - Bat Boxes of Planning Permission 2018/0836 approved.
- 2.3 2018/0836 - Installation of 3G artificial grass pitch, fencing, hardstanding, flood light system, together with the erection of 1No. single storey pavilion and 1No. storage container approved at Planning Committee in March 2019.
- 2.4 2015/1219 – Extension to existing sports hall to provide table tennis facility. Conditional consent approved on 16th December 2015, with a condition restricting the use by non-school clubs or groups between 4pm-10pm Monday to Friday during school term time or not earlier than 1 hour after the official school day ends if later than 3pm. At any other time the development shall only be available for use until 10pm. The reason for the condition was to reduce the impact upon the highway network on Wood Lane.
- 2.5 2012/0598 – Enlarge the existing canteen facilities and construct a small infill extension for toilet facilities. Conditional consent granted 19.07.2012.
- 2.6 2008/0748 – New sixth Form building & relocation of the workshop facility. Unconditional consent granted 19.12.2008.
- 2.7 2007/0532 – Provision of container based workshop for the delivery of construction training course for 14 - 16 year pupils of Carlton le Willows School. Unconditional consent granted 17.07.2007.
- 2.8 2007/0002 – Extension of music class room & addition of drama studio & ancillary facilities. Conditional consent granted 30.01.2007.
- 2.9 2004/0345 – Extension of existing school with a two storey building to create two ground floor science laboratories & first floor resource centre. Conditional consent granted 21.06.2004.

3.0 Proposed Development

- 3.1 In March 2019, an application proposes the construction of a new 3G artificial grass football pitch, fencing, hardstanding, floodlighting together with the erection of a pavilion that incorporates changing facilities and 1 storage container was approved by the Planning Committee. Development has commenced on site.
- 3.3 The approved proposal had been designed to provide a grant funded Football Association approved facility and the proposed 3G football pitch will measure 91m x 61m in total and will incorporate marking lines in order to accommodate a 11v11 under 15/16 years pitch, 2no 7v7 pitches and 4no training areas.
- 3.4 Adjacent to the football pitch will be small areas of hard standing that will be formed in porous asphalt to be utilised for goal storage and spectator areas.

Retaining wall structures will be present as the northern and southern perimeters of the site to take account of the adjacent levels. The pitch and areas of hardstanding will be bound by a 4.5m high ball stop fence. Internal and adjacent to the pitch, a section of 1.2m and 2m high ball stop fencing is also proposed to segregate the pitch playing area from the adjoining spectator area.

- 3.5 In addition, the application proposes a flood lighting system which includes 14, 15m high flood lights.
- 3.6 A new pavilion was proposed and the plans identify that the pavilion may be constructed in two phases depending upon final funding provisions. Phase 1 includes a two-team changing facility, 1 officials changing room, clubroom, kitchen, office, toilets, plant room and store. Phase two includes 2 additional team changing rooms, 1 officials changing room, external store and pitch accessed corridor.
- 3.7 This Section 73 application seeks to a variation to the phase 1, two-teamed changing room. The amendments proposed include:
- Removal of the previously proposed front portal entrance which is proposed to be replaced with render panel, with opening windows and glazed entrance main doors.
 - UPVC windows and rainwater goods instead of aluminium.
 - Reduction in the building by approximately 800mm.
- 3.7 The buildings will incorporate a mono pitched roof and will be constructed in an lbstock capitol brown multistock brick, a grey fibre cement wood effect weather boarding and white render panels. The roof will be formed in goosewing grey composite profiled roof cladding.
- 3.8 Adjacent to the pavilion is a storage container measuring 6 x 2.4 x 2.5 that will be green coated. The existing crickets net, although unused will remain in situ. The facility is proposed to be utilised by the school during school hours and will be available for community use in the evenings, weekends and through the school holidays. The hours proposed are 0900-2200 Monday to Sunday. The site will be accessed via the main existing school access which leads onto the existing car park. The secondary access to the east of the pitch will be utilised by maintenance vehicles only.

4.0 Consultations

- 4.1 Adjoining neighbours have been notified and a Site Notice has been posted. No letters of representation have been received.
- 4.2 Burton Joyce Parish Council no comments received to date

5.0 Assessment of Planning Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the

determination must be made in accordance with the plan unless material considerations indicate otherwise’.

- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

- 6.1 The following planning policies are relevant in the consideration of this application.

6.2 National Planning Policy Framework 2019

Part 8 – Promoting healthy and safe communities

Part 12 – Achieving well-design places

Part 13 – Protecting Green Belt land

6.3 Aligned Core Strategy

Policy 3 – Green Belt

Policy 10 – Design and Enhancing Local Identity

Policy 12 – Local Services and Healthy Lifestyles

Policy 13 – Culture, Tourism and Sport

Policy 16 – Green Infrastructure, Parks and Open Space

Policy 17 – Biodiversity

6.4 Local Planning Document 2018

LPD Policy 19 – Landscape Character and Visual Impact

LPD Policy 20 – Protection of Open Spaces

LPD Policy 32 – Amenity

LPD Policy 35 – Safe, Accessible and Inclusive Development

LPD Policy 57 – Parking Standards

LPD Policy 61 – Highway Safety

7.0 Planning Considerations

- 7.1 The principle of the development has already been established through planning application 2018/0836. The Council accepted that very special circumstances exist that outweigh the harm to the Green Belt and granted full planning permission for the installation of a 3G artificial grass pitch, fencing, hardstanding, flood light system, together with the erection of 1No. single storey pavilion and 1No. storage container. The pre commencement condition regarding the installation of bat boxes has been discharged and development has commenced on site. This Section 73 application seeks to amend condition 2 of the consent which relates to the drawings approved by the 2018/0836 consent. The amendments proposed by this application relate to very minor amendments to the proposed changing rooms only and no other amendments are proposed.

- 7.2 Application 2018/0836 approved a new pavilion which is proposed to be constructed in two phases depending upon final funding provisions. Phase 1 includes a two-team changing facility, 1 officials changing room, clubroom, kitchen, office, toilets, plant room and store. Phase two includes 2 additional team changing rooms, 1 officials changing room, external store and pitch accessed corridor.
- 7.3 This Section 73 application proposes to amend Phase 1, two team changing room only and the amendments proposed include:
- Removal of the previously proposed front portal entrance which is proposed to be replaced with render panel, with opening windows and glazed entrance main doors.
 - UPVC windows and rainwater goods instead of aluminium)
 - Reduction in the building by approximately 800mm.
- 7.4 The main consideration therefore in the determination of this application is whether the proposed amendments have a material detrimental impact upon the openness of the green belt and visual amenity. It is considered that the amendments proposed are very minor and would lead to a slight reduction in the footprint of the building. The proposed amendments therefore would not have any further impact upon the openness of the green belt and the proposal is acceptable in this regards.
- 7.5 The amendments proposed are also in keeping with the character of the building as previously proposed and it is not considered that the proposal would have a detrimental impact upon the character of the area.
- 7.6 The proposed amendments have no further impact upon highway safety, parking and ecology than the scheme previously approved and it is considered that the proposed application therefore is acceptable.

8.0 Conclusion

- 8.1 Having regard to the above considerations, on balance I am of the opinion that the proposal is in accordance with the National Planning Policy Framework, Policy 3, 10, 12, 13, 16 of the Aligned Core Strategy 2014, policies LPD19, LPD20, LPD32, LPD35, LPD57 and LPD61 of the Local Planning Document 2018. Accordingly, I recommend that planning permission be granted.

Recommendation: GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the application form, Proposed Site Location Plan drawing no 928.002-A-10-01 Rev A03, Site Plan drawing no 928.002-A-10-02 Rev A07, Ground Floor Layout 2 Changing Rooms drawing no 928.002-A-20-02 Rev A00 received 10th October 2019;

Design & Access Statement, Typical Section drawing no 928.002-A-22-02 Rev A00, Block Plan drawing no 928.002-A-10-03 Rev A06, Proposed Site Plan drawing no 01 Rev 02, Proposed AGP Layout Drawing no 02 Rev 03, Proposed Elevations Drawing no 03 Rev 02, Proposed Floodlighting Drawing no 04 Rev 02 received 4th November 2019; Proposed elevations 4 changing rooms drawing no 928.002-A-21-02 Rev A01, Proposed elevations-2 changing rooms drawing no 928.002-A-21-01 Rev A01, Roof Plan - 2 Changing Rooms drawing no 928.002-A-20-12 Rev A00, Roof Plan - 4 Changing Rooms drawing no 928.002-A-20-13 Rev A00 received 12th December 2019; Ground Floor Layout - 4 Changing Rooms drawing no 928.002-A-20-01 Rev A00, received 18th December 2019. The development shall thereafter be undertaken in accordance with these plans/details.

- 3 The development hereby approved shall only be available for use by non-school clubs or groups between the hours of 16:00-22:00, Monday to Friday during school term time, or not earlier than 1 hour after the official school day ends if later than 3pm. At any other time the development shall only be available for use between the hours of 0900 and 2200.
- 4 The development hereby approved shall not be bought into use until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the development hereby approved 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.
- 5 Details of the location and specification of the bat boxes specified as a mitigation measures within the Follow-up Aerial Tree Survey - Bats, March 2019 shall be implemented in accordance with the details approved by application 2019/0563DOC and shall be retained for the lifetime of the development.
- 6 The flood light system hereby approved shall be implemented in accordance with the Floodlighting Performance Report received on 11/03/2019 and shall be retained for the lifetime of the development.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To reduce the impact upon the highway network on Wood Lane and in the interest of residential amenity.
- 4 To secure well managed and safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.

- 5 To minimise any potential impacts on biodiversity in accordance with the National Planning Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 6 To minimise any potential impacts on biodiversity in accordance with the National Planning Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.

Reasons for Decision

In the opinion of the Borough Council, the proposed development will result in no undue impact on the amenity of adjacent properties and any undue detriment to the visual amenity of the locality. Very special circumstance justify any harm to the openness or character of the Green Belt. The proposal is also considered to have no adverse effects in terms of highway safety. The proposal accords with; Policy 3 (Green Belt), Policy 10 (Design and Enhancing Local Identity) and Policy 12 (Local Services and Healthy Lifestyles) of the Aligned Core Strategy 2014; LPD19, LPD20, LPD32, LPD35, LPD57 & LPD61 and Part 8 (Promoting healthy communities), Part 12 (Achieving well-designed places and Part 13 (Protecting Green Belt land) of the National Planning Policy Framework.

Notes to Applicant

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.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved.

The Applicants attention is drawn to your obligations to ensure the protection of bats under The Conservation of Habitats and Species Regulations 2010 (as amended). It

is therefore recommended to resurvey the trees prior to the flooding lights first coming into use to ensure that no bats are roosting within the trees.