



Application Number: 2015/0058
Location: Multi Use Games Area Tilford Road Newstead Nottinghamshire



NOTE:
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Report to Planning Committee

Application Number: 2015/0058

Location: Multi Use Games Area Tilford Road Newstead Nottinghamshire

Proposal: To install wind and solar powered lights on the multi use games area (MUGA) at Newstead

Applicant: Mr Bruce Andrews

Agent:

Case Officer: Cristina Dinescu

This application is being reported to the Planning Committee as the applicant is an elected member.

Site Description

The application relates to the Multi Use Games Area on Tilford Road in Newstead Village.

The site is adjoined by Newstead Childrens Centre and Youth Club to the south, residential units to the west (Fraser Street), the War Memorial open space to the north and terraced dwellings on the northern side of Tilford Road and the Newstead Miners Community Welfare Centre to the east.

The application site is within the village envelope of Newstead Village.

Relevant Planning History

The Multi Use Games Centre Area (MUGA) was granted planning permission in 2009 (ref.no.2009/0784).

Proposed Development

The proposal seeks Planning Permission to install wind and solar powered lights on the Multi Use Games Area at Newstead Village.

The lights would be mounted on two green columns fitted with solar modules at flood lights level and small wind turbines on top. The flood lights would be placed 5.0 metres above ground level and the total height of the columns would be 8.386 metres (small wind turbines included).

Consultations

Newstead Parish Council – No objections, as the proposed development was previously approved at a Council meeting in July 2013.

Nottinghamshire County Council (Highways Authority) – No objections.

Public Protection – No objections, as there does not appear to be any environmental protection issues associated with the development.

Adjoining Neighbours have been notified and a Site Notice was posted. One letter of representation from a neighbouring property has been received, making the following comments:

- Proposed lighting is unnecessary and it would not have the expected effect on anti-social behaviour;
- The youth would use the MUGA after dark hours in winter and supervising them would be difficult as there are no CCTV;
- No drawings to show the proposed development and details about where the floodlights would be placed.

Planning Considerations

The main planning considerations in the determination of this application are whether there are any undue impacts on neighbouring properties, any highway safety implications and any public protection issues. Regard should also be had to the written ministerial statement made on 18th June 2015 about considering applications for wind energy development.

At the national level the National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development, paragraphs 56-68 are particularly relevant to this application and relate to “Requiring good design”.

At local level, Gedling Borough adopted the Gedling Borough Aligned Core Strategy (ACS) on 10th September 2014 and this now forms part of the Development Plan along with certain policies saved contained within the Gedling Borough Replacement Local Plan, referred to in Appendix E of the ACS.

The following ACS policy is relevant:

- Policy 10 – Design and Enhancing Local Identity

Policy 10 states, amongst other things, that all new development should be designed to create an attractive, safe, inclusive and healthy environment, be adaptable to meet the effects of climate change and incorporate features to reduce opportunities for crime and fear of crime, disorder and anti-social behaviour.

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plan. The following policy contained within the Gedling Borough Council Replacement Local

Plan (Certain Policies Saved 2014) are relevant:

- ENV1 – Development Criteria

Policy ENV1 of the Replacement Local Plan (RLP) requires development not to cause unacceptable harm to the amenity of neighbouring residents.

In my opinion, the proposed development would enhance the safe use of the existing MUGA and help meet the effects of climate change as the lights would be powered by renewable energy.

In respect of highway safety, I note that the Highway Authority does not object to the proposed development, as it would not have an adverse effect on the public highway.

In respect of public protection considerations, I note that Public Protection is satisfied that the proposed development would not raise any environmental protection issues and I consider that the proposed lights may reduce rather than increase opportunities for disorder and anti-social behaviour, by improving surveillance and use of the facility.

In respect of the amenity of neighbouring residential properties, I consider that the proposed lights would not have any undue impact on the nearby residential properties, given the distance between the dwellings on Tilford Road and Fraser Street and the MUGA.

With regard to the written ministerial statement about considering applications for wind energy development, the transitional provision applies as the application had already been submitted when the statement was made. In such instances, local planning authorities can find the proposal acceptable if, following consultation, they are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing.

As this proposal only involves two very small wind turbines to power the proposed floodlights and the objection does not relate to the wind turbines themselves, I am satisfied that the proposed development is acceptable in this respect.

For the reasons set out above, I consider the proposal to accord with Policy 10 of the ACS and Policy ENV1 of the RLP.

Accordingly, I recommend that planning permission be granted.

Recommendation:

To 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. The development shall be carried out in accordance with the application form, site location plans and deposited plan, drawing no. GA-706, received on 14.01.2015.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council, the proposed lights on the multi use games area would have no undue impact on neighbouring residential amenity, highway safety or the locality in general. The development therefore complies with Policies 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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.