

Planning Committee

20 August 2015

Reference:
APP/15/00914

Area Team:
South

Case Officer:
Mr K Spilsbury

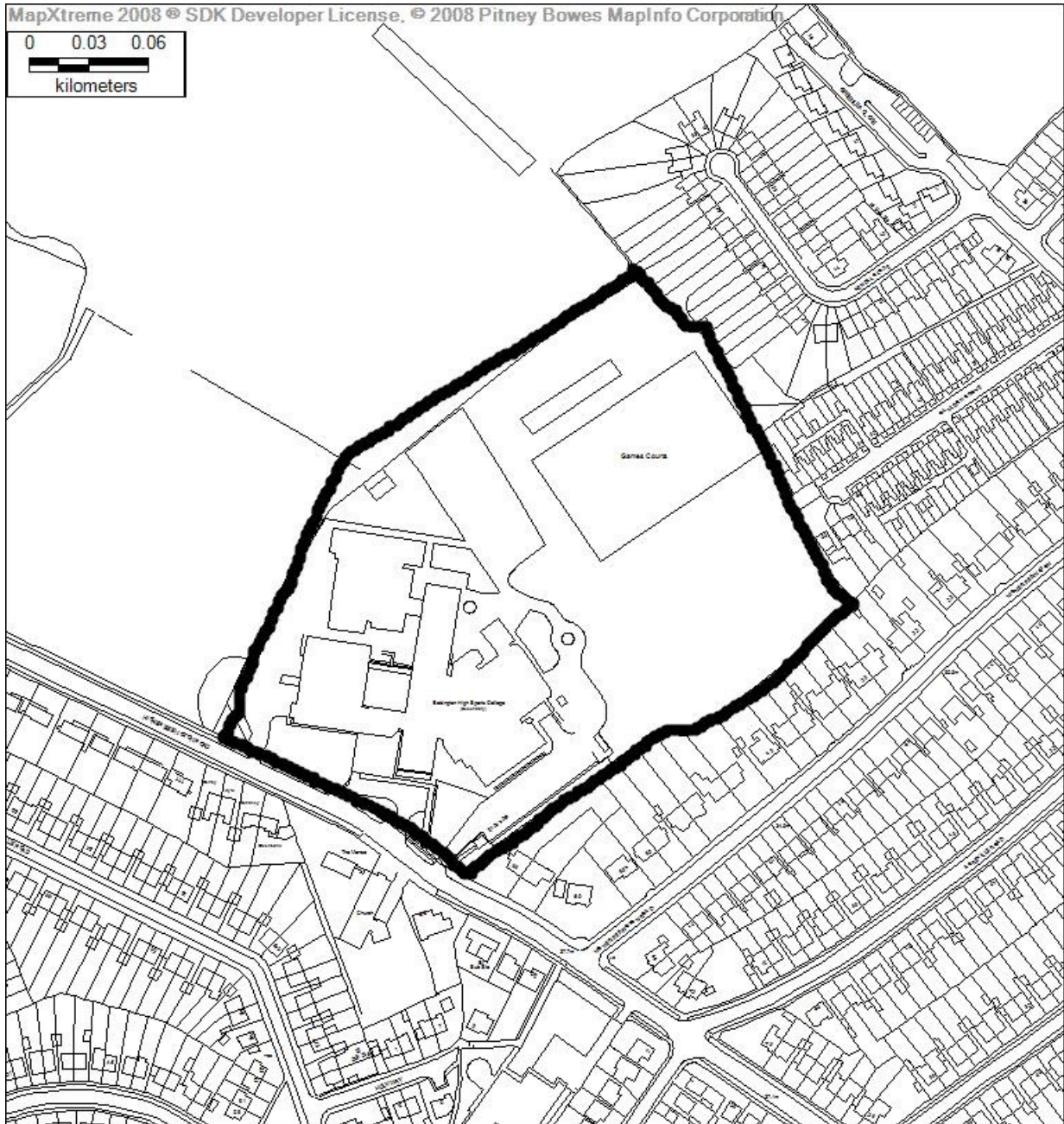
Ward:
Bebington

Location: Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS

Proposal: Variation of condition 2 of APP/09/05586 to extend the permitted hours of use of the existing All Weather Pitch, to 22.00 hours on Mondays, Tuesdays, Wednesdays and Thursdays.

Applicant: SPIE Facilities Services
Agent : The Clarke Darby Partnership

Site Plan:



Development Plan allocation and policies:

Urban Greenspace
Primarily Residential Area
School Playing Field

Planning History:

Location: Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS
Application Type: Full Planning Permission
Proposal: New all-weather pitch on existing playing field with floodlighting resubmission of APP/09/5586
Application No: APP/10/00766
Decision Date: 11/08/2010
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS
Application Type: Full Planning Permission
Proposal: New weather pitch to existing playing field including 6 floodlights
Application No: APP/09/05586
Decision Date: 10/09/2009
Decision Type: Approve

Location: Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS
Application Type: Full Planning Permission
Proposal: Variation of condition 2 of APP/09/05586 to extend the permitted hours of use of the existing All Weather Pitch, to 22.00 hours on Tuesdays, Wednesdays and Thursdays.
Application No: APP/14/00959
Decision Date: 15/09/2014
Decision Type: Approve

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 62 notifications were sent to adjoining properties. A Site Notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

Director's Comments:**REASON FOR REFERRAL**

The application has been taken out of delegation at the request of Councillor Muspratt due to the variation of hours.

INTRODUCTION

The proposed development is for the variation of condition 2 of APP/09/05586 to extend the permitted hours of use of the existing All Weather Pitch, to 22.00 hours on Mondays, Tuesdays, Wednesdays and Thursdays.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and as such the principle of development is acceptable subject to the policies outlined below.

SITE AND SURROUNDINGS

The Bebington High College is set within the residential context of Higher Bebington. There are school playing fields to the north and east of the collage and residential properties to the south and west.

The Multi use games area is located to the north east of the college.

POLICY CONTEXT

National Planning Policy Framework (NPPF)

Advice within the NPPF attaches great importance to good design and that this is a key aspect of sustainable development. Furthermore that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Wirral Unitary Development Plan

Policy HS15 - Non-Residential Development within Primarily Residential Areas states that proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

APPEARANCE AND AMENITY ISSUES

The development is for the variation of condition 2 of the original application for the all-weather pitch; APP/09/05586 to extend the permitted hours of use of the existing All Weather Pitch, to 22.00 hours on Mondays, Tuesdays, Wednesdays and Thursdays.

The overall principle of the scheme has already been established at the site however the original condition restricted the hours of use by limiting the floodlights to between 21.00 hours and 09.00 hours Monday to Friday and between 18.00 hours and 09.00 hours Saturdays and Sundays.

Planning consent was subsequently granted for a similar development that extended the permitted hours of use of the existing All Weather Pitch, to 22.00 hours on Tuesdays, Wednesdays and Thursdays (APP/14/00959). This was granted for a temporary period of 12 months in order to assess the impact of the development upon residents. This period expires on the 15th September 2015.

The closest properties are located on Kendal Close and Oakleigh Grove and are screened from the pitch by mature trees and shrubs.

The Head of Environment & Regulation (Environmental Health Division) has been consulted and has not raised any objection to the scheme and as such the proposed development is not deemed to result in a detrimental change in the character of the area or cause nuisance to neighbouring uses, particularly in respect of noise and disturbance.

The Head of Environment & Regulation (Traffic & Transportation Division) has been consulted as part of the application and has raised no objection to the scheme with regards to highway safety or parking. As such a refusal of the application on these grounds could not be sustained.

The proposed is considered acceptable in terms of the criteria set out in policy HS15 of Wirral's UDP and the NPPF and is therefore recommended for approval.

SEPARATION DISTANCES

Separation distances do not apply in this instance as the all-weather pitch is existing and the application

is for a variation of condition

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to this proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The variation of condition for the extension of time for the use of the sports pitch until 22.00 hours Monday, Tuesday, Wednesday and Thursday is considered acceptable, it accords with Policy HS15 of the Wirral UDP and the NPPF and is therefore recommended for approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The variation of condition for the extension of time for the use of the sports pitch until 22.00 hours Monday, Tuesday, Wednesday and Thursday is considered acceptable, it accords with Policy HS15 of the Wirral UDP and the NPPF and is therefore recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The all-weather pitch shall not be used and floodlights as shown on plan reference 1201 01101 (Dated 07/14) shall be turned off between 22.00 hours and 09.00 Mondays, Tuesdays, Wednesdays and Thursdays, between 21.00 hours and 09.00 hours on Fridays and between 18.00 hours and 09.00 hours on Saturdays and Sundays.

Reason: In the interests of residential amenity having regard to UDP Policy HS15.

Last Comments By: 19/08/2015 11:29:17

Expiry Date: 21/08/2015