

Planning Committee

04 January 2011

Reference:
DPP3/10/01334

Area Team:
South Team

Case Officer:
Ms C Berry

Ward:
**Pensby and
Thingwall**

Location: Stanley School, PENSBY ROAD, THINGWALL, CH61 7UG
Proposal: Change of use to allow demolition of existing school to create a playing field due to co-location of Stanley school into Pensby Primary school site.

Applicant: Wirral Council
Agent :

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Various approvals relating to the school.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was posted and letters of notification were sent to neighbouring properties.

At the time of writing this report 4 comments have been received stating concerns:

- noise pollution
- impact on privacy
- no objection to a playing field managed by the school solely for school use and not the public
- impact on value of property
- object to hours of access
- possible anti-social behaviour if open to the public
- impact on residents in terms of noise and light
- need for floodlighting
- need for a management scheme

CONSULTATIONS

Director of Law, HR and Asset Management - Environmental Protection - No objection

Director of Technical Services - No comments received at the time of writing

Sport England - No objection subject to conditions

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is associated and needs to be considered alongside the application for the new primary school at Pensby (DPP/10/01204)

INTRODUCTION

The proposal is for the formation of a playing field at the former Stanley School. Stanley school is being co-located with Pensby Primary, which is the subject of a separate planning application (DPP/10/01204). As the proposal for the new school will result in part loss of a designated playing field, this proposal is submitted to off-set the loss by providing a playing field as compensation in line with national policy.

PRINCIPLE OF DEVELOPMENT

The principle of the use and formation of a sports playing field on the site of a former school is acceptable in principle. The net loss of playing field at Pensby Primary as a result of the new school is 4,400 square metres with a total provision of 7,500 square metres provided at this site.

SITE AND SURROUNDINGS

The school site is bounded by houses to the north west, south and west with Thingwall Primary School to the north east. The site currently comprises school buildings located on the south east part of the site and the majority of these will be removed. There is an existing hard surfaced play area to the northernmost part of the site and the remainder of the site is grassed.

POLICY CONTEXT

National Policies:

PPS1 - Delivering Sustainable Development

PPG 17 - Planning for Open Space, Sport and Recreation

Sport England Policy E4 states that the loss of a playing field should be replaced by a playing field of an equivalent or better quality and of equivalent or greater quantity in a suitable location and subject to management arrangements.

Wirral Unitary Development Plan

RE1 - Criteria for Urban Recreation Facilities

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 proposed playing area will comprise a junior playing pitch, tennis courts (similar to existing) and a running track. Concerns have been raised about the possible use of floodlights, however this proposal does not include floodlights and any potential need would require a separate planning application. Visually, the site will not appear significantly different with only the formation of the junior football pitch and running track. The application was submitted in line with advice from Sport England for hours of use up to 8.00pm with availability for use by the local community. However following further consultation with Sport England and confirmation from the school, there is no intention for community use other than existing arrangements for use by the local football club and hours of use up to 7.00pm are considered more acceptable. This is considered to overcome the nature of concerns expressed by local residents and does not differ substantially from the existing use and arrangements.

SEPARATION DISTANCES

There is no built development proposed so separation distances do not apply.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this proposal.

CONCLUSION

The new playing field will provide facilities for the new school located at Pensby Primary and will compensate for the loss as a result of the construction of the new school. The proposed use of the playing field will be subject of a management plan to ensure that its use is controlled to avoid any potential detrimental impact to local residents. The proposal accords with Policy HS15 and is in line with national policy for the provision of playing fields and is recommended accordingly.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The new playing field will provide facilities for the new school located at Pensby Primary and will compensate for the loss as a result of the construction of the new school. The proposed use of the playing field will be subject of a management plan to ensure that its use is controlled to avoid any potential detrimental impact to local residents. The proposal accords with Policy HS15 and is in line with national policy for the provision of playing fields and is recommended accordingly.

Recommended Approve
Decision:

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. No development shall commence until a scheme including full details of the formation of the playing field and a management plan for the use of the playing field hereby approved is submitted and approved in writing by the Local Planning Authority. The scheme shall include timescales of construction and the approved playing field shall be available for use by the end of January 2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate provision of playing field and having regard to local residential amenity in accordance with Policy HS15.

3. Prior to the commencement of development:-

- i. A detailed assessment of ground conditions of the land proposed for the new area of playing field as shown on drawing number C18547/50 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality: and
- ii. Based on the results of this assessment to be carried out pursuant to i) above, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority

The playing field shall thereafter be constructed and upgraded in accordance with the approved scheme in accordance with a timescale to be first approved in writing with the Local Planning Authority.

Reason: To ensure adequate provision of playing field.

4. The proposed playing field shall be for school use and/or for use by a local sport team as set out in the management plan required by Condition 2 above and only between the hours of 8am and 7pm Monday to Saturday and at no time on Sundays or Bank Holidays.

Reason: In the interest of residential amenity having regard to policy HS15 of Wirral's Unitary Development Plan.

Last Comments By: 14/12/2010 12:24:57

Expiry Date: 11/01/2011