

Late Information Report –

Planning Committee March 14 2022

This report brings to the attention of the Planning Committee any late information, amendments, or corrections to the agenda items that have been published. The report is circulated at the start of the Committee meeting and copies can be inspected by anyone attending that meeting.

Late information, amendments, or corrections

Planning Ref. 2021/22977/FUL

Proposal: The construction of a new artificial grass pitch (AGP) with associated sports lighting, fencing and ancillary features

Additional Information Received

Consultations

Environmental Health Officer:

The EHO has commented that although the erection of acoustic barrier should ensure that noise levels will meet the WHO/BS8233 guidelines where the Sports England typical noise level figure of 58dB LAeq(1 hour) has been used as the representative noise level, there are still concerns regarding on-pitch noise generation. The EHO has therefore requested that certain conditions are imposed and rigorously enforced. This is to include reduction in (Saturday) hours of operation and measures for testing and measuring light spill, and ensuring lighting is on only when in use and subject to proper ongoing maintenance that will ensure that the lighting patterns and intensity does not deviate from that approved. Objection is therefore not raised subject to conditions.

The relevant conditions are set out in later part of this addendum.

The EHO consultation response is set out in full below:

Regarding NOISE

I have read the attached 'Sports England Guidance' and 'HA Acoustics Noise Impact Assessment' as part of the application. The consultants findings are that the erection of the new acoustic barrier should ensure LAeq(1 hour) levels at all the Noise Sensitive Receptors (NSRs) will meet the WHO/BS8233 guidelines where the Sports Eland typical noise level figure of 58dB LAeq(1 hour) has been used as the representative noise level.

However, I do have concerns about using this Sports England typical noise level and find it superficial, for example what is typical? Noise generated solely by two eleven a side football

teams playing? Noise generated by two eleven a side football teams playing and parents and supporters standing around the edges? Noise generated by four junior football teams training on the pitch? Dependant on the use of the Artificial Grass Pitch (AGP) the real figure will vary.

Anecdotally, annoyance and nuisance from the use of AGPs and MUGAs (Multi Use Game Areas) is from impulsive noises such as shouting, balls slamming against the sides etc; impulsive noises are generally measured in the Lmax parameter; the Sports England guidance fails to provide any Lmax guideline levels. The World Health Organisation community guidelines show Lmax guideline levels for inside dwellings and outside bedrooms, see below:

As noise levels from the use of AGPs vary so much dependant on use, it is impossible to provide representative LAeq or Lmax figures; should approval be granted, the only way to realistically safeguard residents against noise is to restrict the times of use for the AGP. Observing the application details, I can see that that CUA proposals have been put forward which are shown below; to offer some safeguarding against noise, these operational hours must be strictly conditioned. I'd also suggest the Saturday hours be restricted to 1000-1300 too. The ball impact sound mitigation recommendations shown in the Sports England Guidance and the mitigation measures in the 'HA Acoustics Noise Impact Assessment' must also be followed.

Regarding LIGHT

The light spill verification document submitted as part of this application shows proposed lighting levels at the site boundary to be 1 lux or below. Should this application be granted, the lighting levels at the site boundary must be conditioned to be 1 lux or below and a lighting consultant must verify such levels.

Anecdotally, light glare can often be found to be a problem once flood lights have been installed, should the application be granted, once the lighting has been installed, a lighting consultant must assess glare from the site boundary and take steps to rectify glare where it is likely to affect neighbouring residents.

For consistency, the lighting must only be switched on for the hours of use that is approved.

Sports England

Members will be updated at the meeting as to the latest position regarding Sport England.

The following information has been sent to Sports England in respect of the proposed Community Use Agreement:

The purpose of the CUA would be:

- To ensure that the school's educational needs and curriculum activities are prioritised;
- To exercise control over times of operation and associated levels of control eg that activities

are effectively supervised - so as to ensure that residential amenity would not be unacceptably harmed;

- To ensure that the facility is properly managed and allow external user groups certainty over bookings, terms of use and seasonal calendar;
- To allow the school flexibility in order to determine, adjust and respond to demand for community use and maintain a balance between school and community use;
- To maintain data and records that would assist in future negotiations with Sports England and relevant sporting bodies;
- To ensure that the viability of other sporting facilities in the area, including other AGP's, are not unacceptably compromised as a result of community use;
- To ensure that the community use element is targeted to users who are unable to access other facilities (due to a range of factors eg weather, timetabling, travel and access issues);
- To ensure that the facility remains for the primary benefit of the school and that use by external users/community groups remains ancillary to the primary school use;
- Agreed with external bodies as deemed appropriate.

Amendments to the Report or Recommendation

The following additional conditions are to be imposed on the advice of the Environmental Health Officer:

New Conditions:

- a) The ball impact sound mitigation recommendations shown in the Sports England Guidance and the mitigation measures in the 'HA Acoustics Noise Impact Assessment' must be followed. Reason: To ensure that noise associated with on-pitch activity is satisfactorily controlled in accordance with Policy ENV3 of the Craven District Local Plan 2019.
- b) Lighting levels measured at the site boundary must not exceed 1 lux. This shall be measured in situ by a lighting consultant and the levels verified prior to first use of the facility. The levels shall be maintained at this maximum threshold for all time and be subject to a programme of ongoing monitoring and maintenance in accordance with details to be submitted and approved by the Local Planning Authority prior to the development being brought into use. Lighting shall only be operational during the hours of approved use.
- c) Prior to first use of the facility hereby approved, but following installation and commissioning of the lighting columns, lighting glare shall be assessed by a suitably qualified lighting consultant and measures taken to rectify glare assessed at the site boundary and measures taken to rectify glare where it is likely to affect neighbouring residents.
- d) Notwithstanding details of hinged base lighting columns shown on the approved drawings, prior to installation of any columns, details shall have been submitted for approval be the Local Planning Authority of telescopic lighting column variants. The details shall include details of dimmer capability and how dimming will be applied. The approved telescopic lighting columns shall be installed and operated in accordance with the approved details.

Reason/s (a-d): To minimise impact on the surrounding residential environment and ensure a satisfactory standard of development in accordance with Policy ENV3e) of the Craven District Local Plan 2019.

Officer Note:

- Telescopic lighting columns have been specified rather than the hinged variety shown on the initial drawings. This will be conditioned. The columns would be retracted during the summer months when lighting is not required and during the remaining seasons would only be erected when there is an identified need subject further to the hours of operation. When retracted the columns would not protrude above the level of the catch fencing.
- The proposed hours of operation are to be reduced from 3pm to 1pm on Saturdays to reflect EHO comments. Condition No 14 of the Report is to be amended accordingly.
- The Management Plan that will in due course form part of the Community Use Agreement, and would address factors such as the supervision of activities during community use sessions. The Plan will require users and hirers of the facility to adopt protocols that will give due consideration to the need to protect residential amenity and maintain potential noise and disturbance within acceptable limits. The Agreement will seek to restrict use by any community group not adhering to the standards of behaviour set out in the Management Plan.

The following Condition/s are to be amended:

Amended Conditions

Condition 2 is to be amended to reflect the latest drawings revisions as set out below:

- C2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans and documents listed below, unless otherwise agreed in writing by the local planning authority.

NSEGS002F - Site Boundary Plan
NSEGS006E - Drainage Plan
NSEGS004C - Line Marking Plan
NSEGS003E - Access Plan
NSEGS009C - Proposed Sport Provisions
NSEGS005E - Fencing Plan
NSEGS007A - Cross Section
21050-SK01B - Temporary Access Road
Drawing - Floodlight mast
Philips Lighting Optivision LED BVP528
Drawing - HLS2156 LED REV2
Ecological Statement Ref V Webster March 2021
13746 Drainage Strategy 03
Guidance Notes for the Reduction of Obtrusive Light 2020
AD88V3 Noise Report

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings.

Officer Note: The amended drawings reflect minor changes following negotiations with the Tree Officer in respect of the optimum alignment of the temporary haul road so as to avoid tree rooting systems.

REPRESENTATIONS:

A number of representations have been received following publication of the Report to Planning Committee. Copies have been circulated and issues raised are to be addressed at the planning committee meeting.

11.03.2022

Planning Ref. 2021/23599/REM

Proposal: Reserved matters in connection with 2021/22523/OUT sought for scale, appearance of the dwelling, layout and landscaping of the site.

Additional Information Received

Email from Cllr Morrell seeking clarification on the following paragraphs:

9.3: This paragraph should be read in conjunction with paragraph 9.4 which further outlines that the access to the site from the A6068 does not form part of the consideration of this application.

9.42 This paragraph should be read in conjunction with paragraph 9.41 which sets out the details proposed within the SDSC.

Clarification of the site area for refused application 23308 (ful) vs 22523 (outline)



Amendments to the Report or Recommendation

Typo error to paragraph 4 of summary – should read as “relates well to the surrounding area”.

Typo error to paragraph 9.4 – should read as “site being developed”.

Typo error to paragraph 9.40 – should read as “23308”

Inclusion to planning history

2021/23308/FUL - Proposed new build dwelling & garage – Refused November 2021