

Report of the Chief Executive

APPLICATION NUMBER:	21/00254/FUL
LOCATION:	Awsworth Junior and Infant School, The Lane, Awsworth, Nottinghamshire, NG16 2QS
PROPOSAL:	Construct multi use games area facility including fencing

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 7 July 2021 with a recommendation to grant conditional planning permission. Members deferred making a decision on the application to allow for consideration of the relocation of the multi use games area facility (MUGA) and following concerns in respect of the drainage of the play area. The original report is included for the Committee's information at appendix 1.
- 1.2 The agent has responded that the relocation of the MUGA to be closer to The Lane raises concerns in respect of Health and Safety due to the close proximity of the car park and proximity to a main road; and also in order to deter trespass and unauthorised use during the evenings, weekends and during school holidays. In respect of drainage, the MUGA surface would be fully permeable allowing for surface water to drain evenly into the ground below.
- 1.3 The Committee is therefore asked to resolve that planning permission be granted subject to the conditions outlined in appendix 1.

APPENDIX 1

1 Details of the Application

- 1.1 The main concern in respect of the location of the MUGA was its proximity to dwellings to the west, along Lawrence Avenue, and as such members voted to defer the application so that consideration could be made to re-locating the MUGA to the east side of the school grounds, closer to The Lane. Having discussed with the school, the agent confirms that for reasons of safety in order to safeguard those using the facility (highway safety) and security, to deter trespass and unauthorised use, retention of the location of the MUGA to the west of the site would be preferred. The proposed location is to the rear of a row of garages and sited away from residential properties as far as is practical.
- 1.2 The agent has also confirmed that, following concerns in respect of drainage, that the surface of the play area of the MUGA would be fully permeable allowing for water to be readily absorbed in to the ground below. The MUGA would not, therefore, be considered to result in an increased risk of flooding.

2 Re-consultation

- 2.1 No re-consultation was considered necessary as the plans have not been amended.

3 Appraisal

- 3.1 It remains the consideration that the proposed MUGA is not considered to result in an unacceptable loss of amenity for neighbouring residents, and a number of conditions have been recommended to mitigate against any potential noise impacts of the proposal. It is set significantly in from the north and west boundaries of the site which are closest to residential dwellings, with these boundaries being made up of substantial hedgerow, and that it would be in keeping with the school surroundings. It is not considered to be harmful to the street scene or out of keeping with the character of the area.

4 Planning Balance

- 4.1 The proposed MUGA will provide a high quality sports facility that can be used year round for many different activities within physical education, therefore providing clear benefits to the pupils of Awsorth Junior and Infant School. The development will be sited in a location within the site that will make it least prominent from the public realm, and is not considered to have a harmful impact on the character of the surrounding area. Whilst there are neighbouring residential dwellings to the north and west of the site, the MUGA will be set in from the boundaries, and the hedgerow to these sides provides a substantial boundary treatment to mitigate against the visual impacts of the proposal. Whilst some noise from the facility is inevitable, it is unlikely that this will be significantly different from the activities that can currently take place on the school playing fields, and the recommended conditions are considered sufficient to mitigate these impacts.

5 Conclusion

- 5.1 On balance it is considered that the benefits of the proposal significantly outweigh any limited harm, and on balance it is considered the proposal is acceptable subject to the conditions listed in the recommendation.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the drawings numbered 20201-16 (P) 01 rev P1, 20201-16 (P) 06 rev P1, 20201-16 (P) 05 rev P1, 20201-16 (P) 04 rev P1; received by the Local Planning Authority on 16 April 2021. <i>Reason: For the avoidance of doubt.</i>
3.	The MUGA shall not be used except between 07.30 -18.00 hours Monday to Friday and at no time on Saturday or Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority. <i>Reason: To protect nearby residents from excessive operational noise.</i>
4.	The MUGA shall be for use by Awsworth Primary and Junior School only and no hire or public use shall be permitted. <i>Reason: To protect nearby residents from excessive operational noise.</i>
5.	The MUGA shall be maintained in accordance with the manufacturers guidance to prevent excessive noise from wear and tear. <i>Reason: To protect nearby residents from excessive operational noise.</i>
6.	There shall be no floodlighting installed in connection with the MUGA without the prior agreement in writing of the Local Planning Authority.

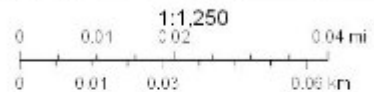
	<i>Reason: To protect nearby residents from excessive operational light pollution.</i>
7.	<p>The mesh fencing of the MUGA shall be green in colour and shall be retained as such for the lifetime of the development.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance in accordance with Policy 17 of Broxtowe Part 2 Local Plan (2019).</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	<p>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 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.

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 Site



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Photographs



Location of proposed MUGA and north and west boundaries of site.



Location of proposed MUGA and west boundary of site.

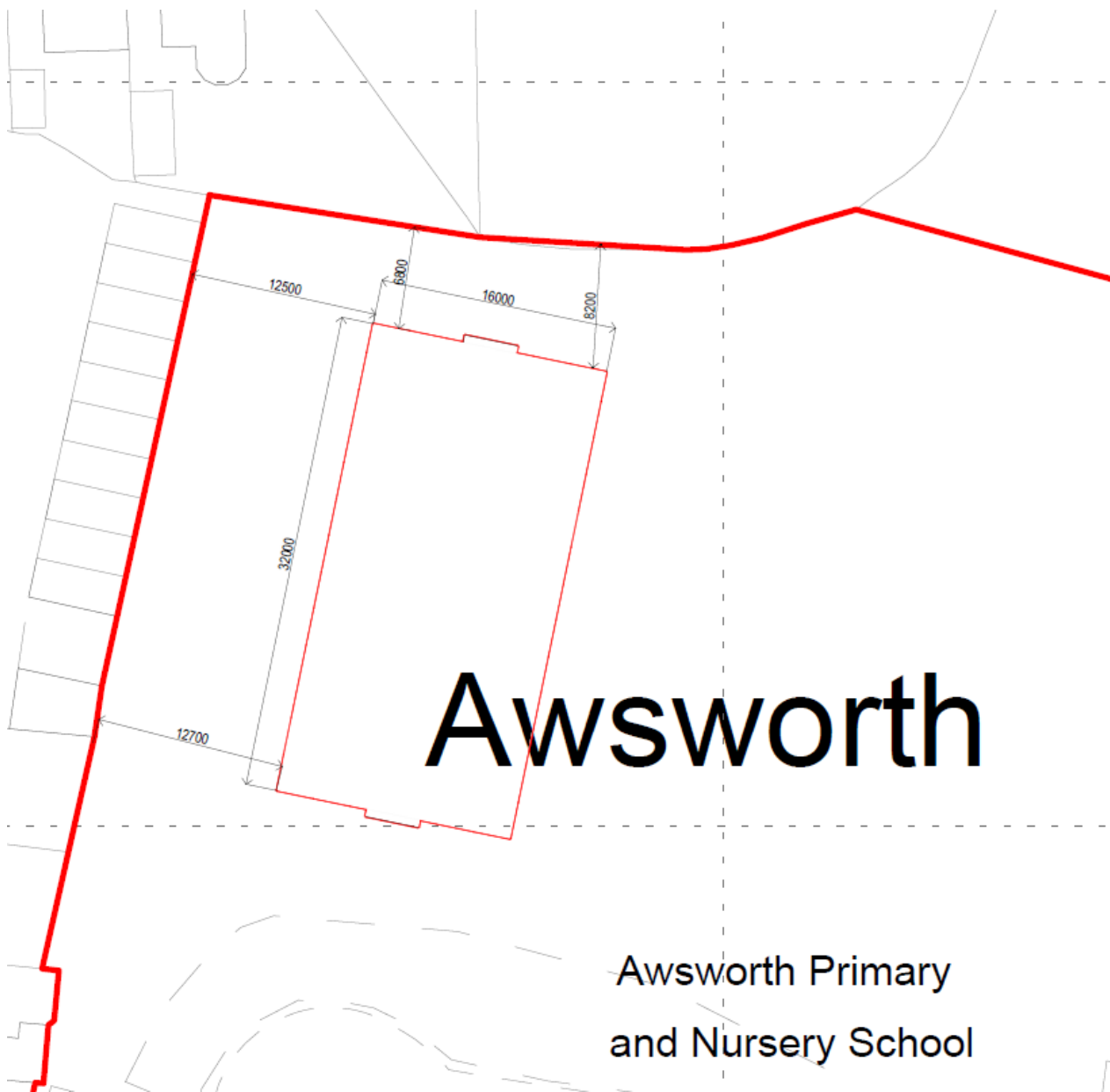


Location of proposed MUGA taken from north west corner of the site.



Application site taken from access to School at The Lane.

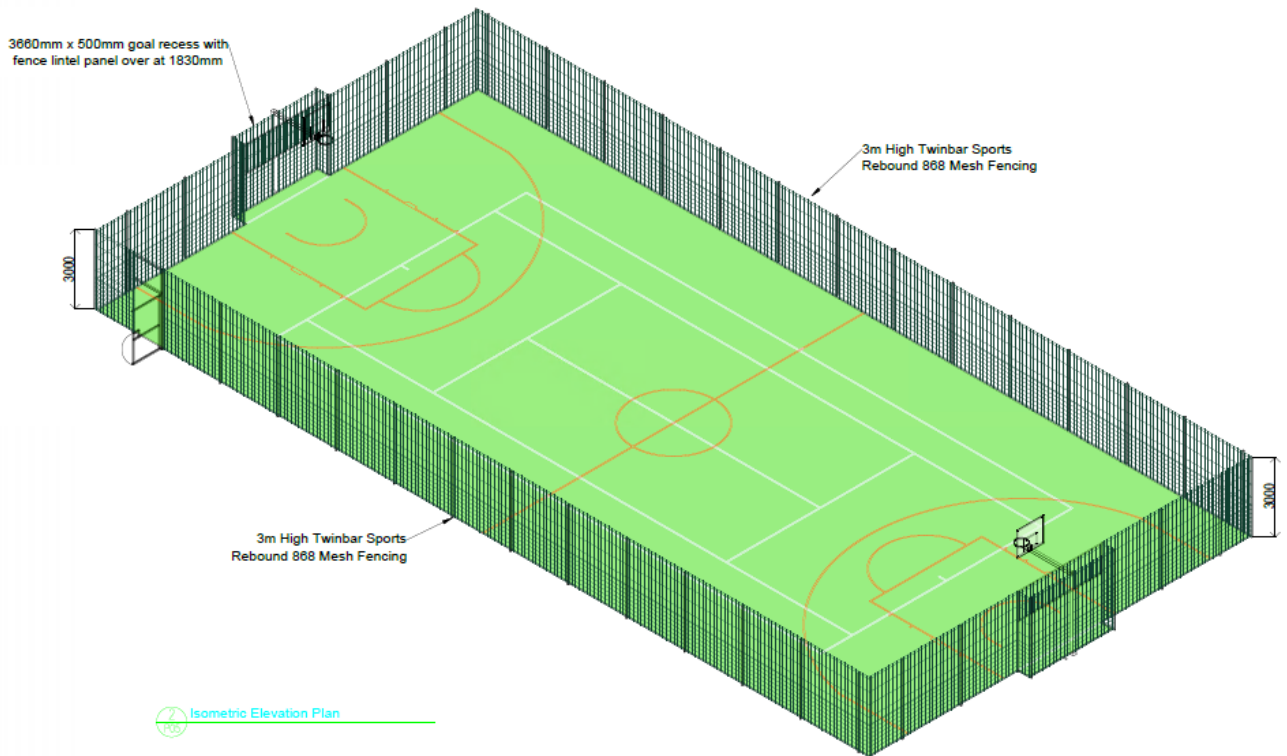
Plans (not to scale)



Site Block Plan



MUGA Floor Plan



MUGA Elevations