

Reference: 06/21/0098/F

Parish: Gorleston

Officer: Gordon Sutherland

Expiry Date: 31-03-21

Applicant: East Norfolk Sixth Form College

Proposal: Variation of condition 10 of 06/18/0533/F - Amendment to fencing and boundary treatments details.

Site: East Norfolk Sixth Form College, Church Lane Gorleston

REPORT

1. Background

- 1.1 This is a planning application to vary a condition of a planning permission which was approved for the development of a multi-sports pitch and ancillary facilities, located at the East Norfolk Sixth Form College. Planning permission was granted (15th January 2020, 06/18/0533/F).
- 1.2 The application is to vary condition 10 of the above permission. Condition 10 concerns the siting and design of fencing and boundary treatments to the pitch.
- 1.3 In preparing for construction the applicant wishes to rationalise some of the existing and proposed fencing between the boundary of the property and the pitch. This involves some changes to the location and height of the various fences, which includes acoustic fencing.
- 1.4 This application would normally be dealt with using powers delegated by the Council to the Planning Manager. However, in this case as the planning permission for the pitch raised concerns from the neighbouring householders, mainly regarding noise and parking on match days, the Planning Manager is seeking approval of this application from the Development Control Committee. This is to provide certainty to the applicant; the development is benefiting from external funding from the Football Foundation; its' construction is time dependent. In this case the application only relates to the fences, the principle of the development of the pitch has been established by the existing planning permission.

2. Site and Context

- 2.1 The site is a grass playing field at the rear of the college. To the east and the south, it adjoins the rear gardens of dwellings on Baliol Road. A paved alley separates the fenced rear gardens of the dwellings and the college grounds. A 2m high close board fence makes the boundary to the alley, approximately 1m inside that there is 6m high steel mesh fence. In the gap between the boundary fence and the mesh fence fly tipping takes place.

3. Proposal

- 3.1 The proposal is to erect a 3.5m high timber acoustic barrier on the boundary of the property, replacing the existing 2m high panel fence. The acoustic barrier materials are natural timber construction consisting of timber tongue and groove board with posts and capping rail. A 4.5m high steel mesh ball stop fence is proposed around the artificial grass pitch. The fence would be finished a moss green colour. Inside the ball stop fence is a 1.2m high barrier made of steel mesh with a handrail.

4. Relevant Planning History

06/18/0533/F - Creation of artificial grass pitch with associated flood lights. Ball stop fencing, hard standing areas etc. New pavilion. Approved 15th January 2020.

5. Consultations: - All consultation responses received are available online or at the Town Hall during opening hours

- 5.2 The immediate adjoining properties on Baliol Road, Paston Road, Church Lane and Spencer Avenue have been notified of the application. The expiry date of that consultation is the 22nd of March. Anticipated representations would likely concern impact on neighbour's amenity from the proposed fences. This is addressed in the assessment section of this report.
- 5.3 **Sport England.** No objection. Sport England have been working closely with the college and the Football Foundation to part fund the facility.
- 5.4 **Environmental Health.** No objection. The planning application will ensure a prevention or at least a reduction of fly-tipping at the college, whilst also ensuring acoustic protection.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1 Paragraph 47 of National Planning policy Framework (NPPF) states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 6.2** Section 8 “Promoting healthy and safe communities” Paragraph 91 of the NPPF advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places. They should as per sub-paragraph c) “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Local Policy Adopted Core Strategy 2013-2030

- 6.3** The most relevant policy to this proposal from the Core Strategy is Policy CS15 “Providing and protecting community assets and green infrastructure” which is set out below:

Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:

- a) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area
- b) Ensure that all new development is supported by, and has good access to, a range of community facilities. In some circumstances developers will be required to provide and/or make a contribution towards the provision of community facilities. The process for securing planning obligations is set out in Policy CS14
- c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel
- d) Work with our partners to deliver essential strategic community facilities, including supporting projects, such as the continuing development of the James Paget University Hospital, to meet current and future needs
- e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough
- f) Ensure that all new developments contribute to the provision of recreational green space and incorporate improvements to the quality of, and access to, existing green infrastructure in accordance with local circumstances

g) Safeguard the natural beauty, openness and recreational value of the borough's beaches and coastal hinterland

Final Draft Local Plan Part 2

- 6.4** Policy A1 Amenity has no unresolved objections and as such can be given considerable weight. It states:

Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality.

Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance.

Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures which are overbearing;
- d. nuisance, disturbance and loss of tranquility from: • waste and clutter • intrusive lighting • visual movement • noise • poor air quality (including odours and dust); and • vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this through a construction management plan covering such issues as hours of working, access routes and methods of construction.

7. Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

8. Shadow Habitats Regulation Assessment

- 8.1** The site lies within the Green Habitat Impact Zone over 2.5km but less than 5km from an internationally protected wildlife site. The proposal is not a residential or a tourist development as such there should be no recreational impact on designated sites and no mitigation is required to satisfy the Conservation of Habitats and Species Regulations 2017.

9. Concluding Assessment

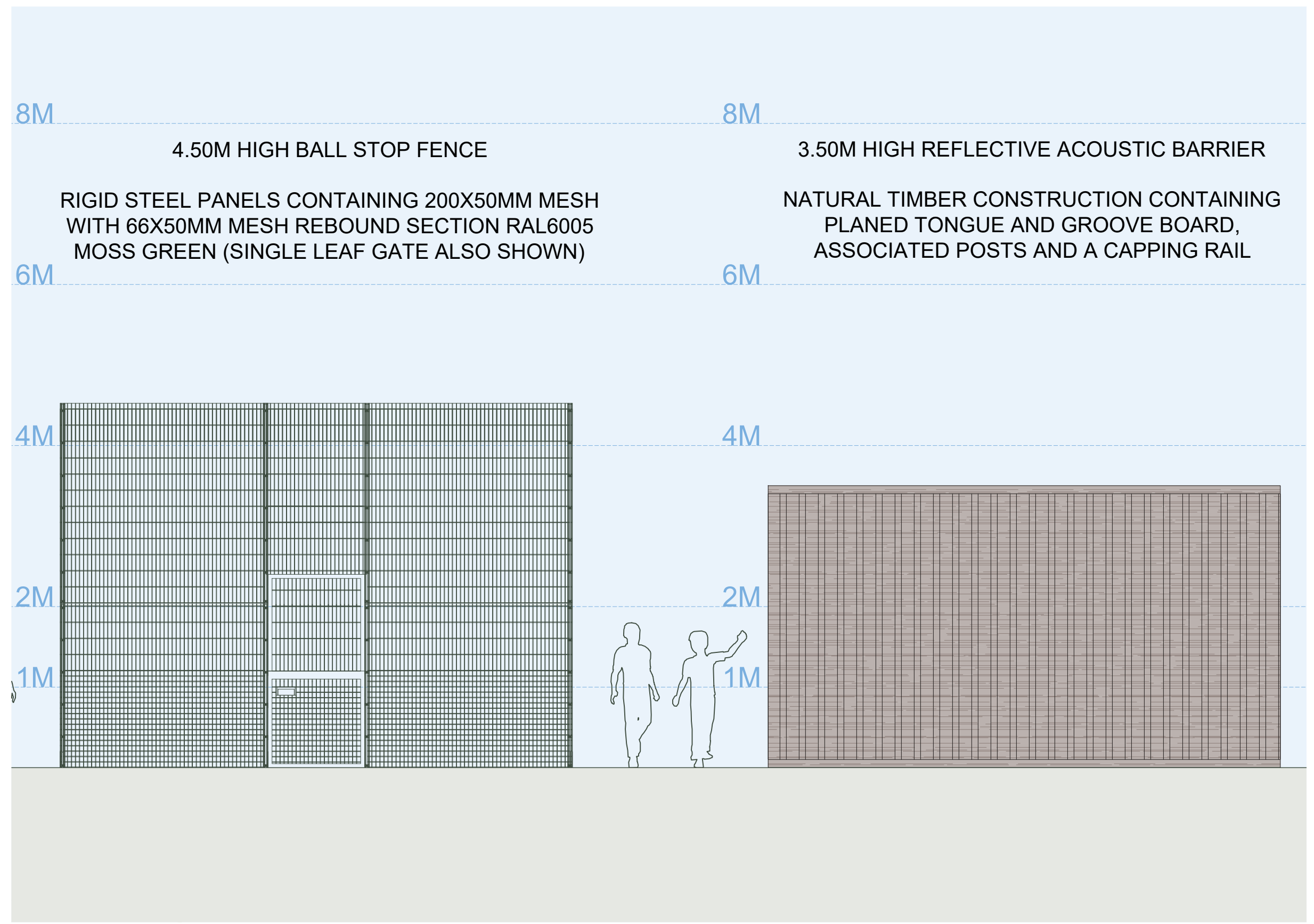
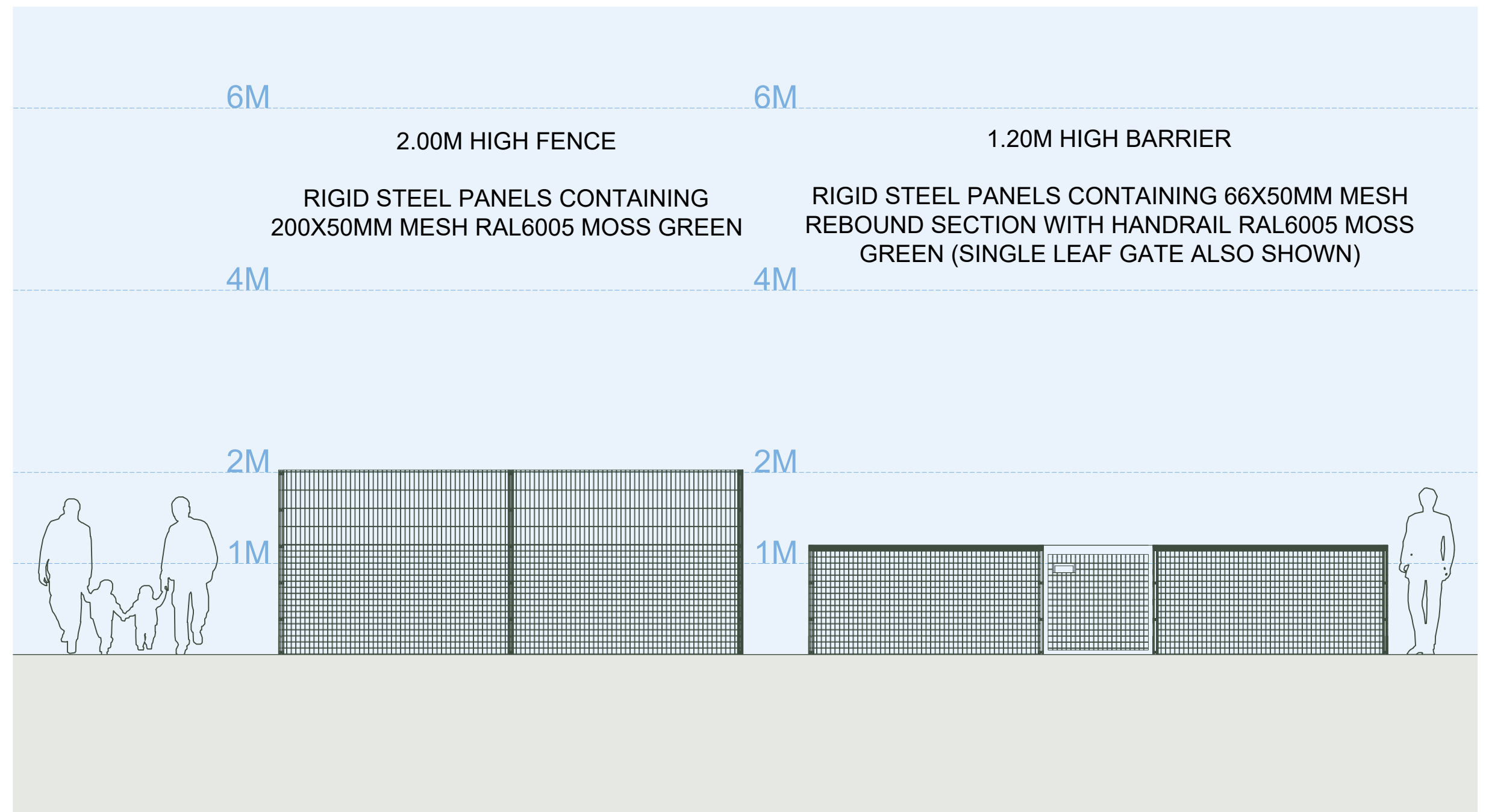
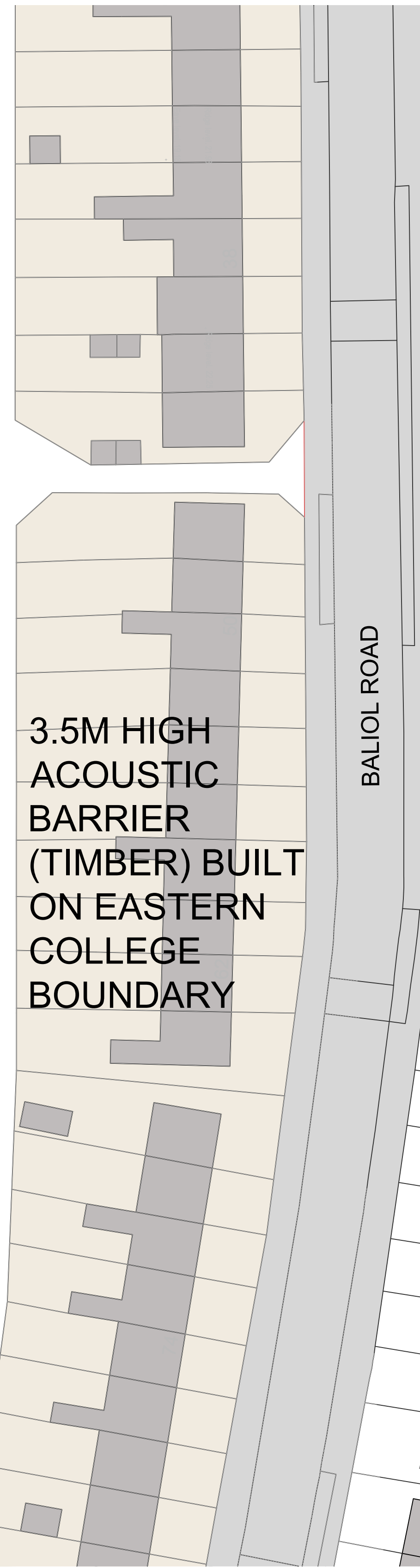
- 9.1** The site is situated within the settlement of Gorleston within development limits. The college is a strategic community asset. Planning permission has been approved for the development of a multi-sports pitch. The key consideration is the impact on amenity of the occupiers of the adjacent dwellings from the erection of the proposed fencing.
- 9.2** In this case planning permission is required because the position of the proposed acoustic fence is being moved closer to the dwellings than in the existing permission. The consideration is the material difference between the visual impact of the existing 2m high close board fence with the 6m high mesh fence behind it and the proposed 3.5m high wooden fence with the 4.5m high mesh fence behind it.
- 9.3** Significantly in this case there is an existing paved alley between the fenced rear gardens of the dwellings and the college boundary fence. This is between 2m and 3m in width which provides separation and reduces any overbearing impact of the proposed 3.5m fence on those properties.
- 9.4** It is also considered that the replacement of the existing 6m high mesh ball stop fence with one 4.5m high and being located further away from the existing boundary will have an improved visual impact.
- 9.5** **Conclusion** – The college has been working with Sport England, the Football Foundation and Gorleston FC for many years to bring the development of a multi-use pitch to fruition. This application is to vary the position of the fences around the pitch. It is considered that this proposal will rationalise the existing fencing arrangement and not have an adverse impact on the amenity of the adjoining occupiers. Further it will reduce the likelihood of fly tipping which currently occurs along the boundary of the college grounds in this vicinity.

RECOMMENDATION: -

- 10.1** Approve. Subject to the fences being erected in accordance with the plans and fence specifications submitted with this application. The proposal is deemed in compliance with the aims of Policy CS15 of the Great Yarmouth Local Plan Core Strategy, also to Policy A1 Amenity of the Emerging Local Plan Part 2

Background Papers 06/21/0098/F

3.5M HIGH ACOUSTIC BARRIER (TIMBER)
BUILT ON SOUTHERN COLLEGE BOUNDARY

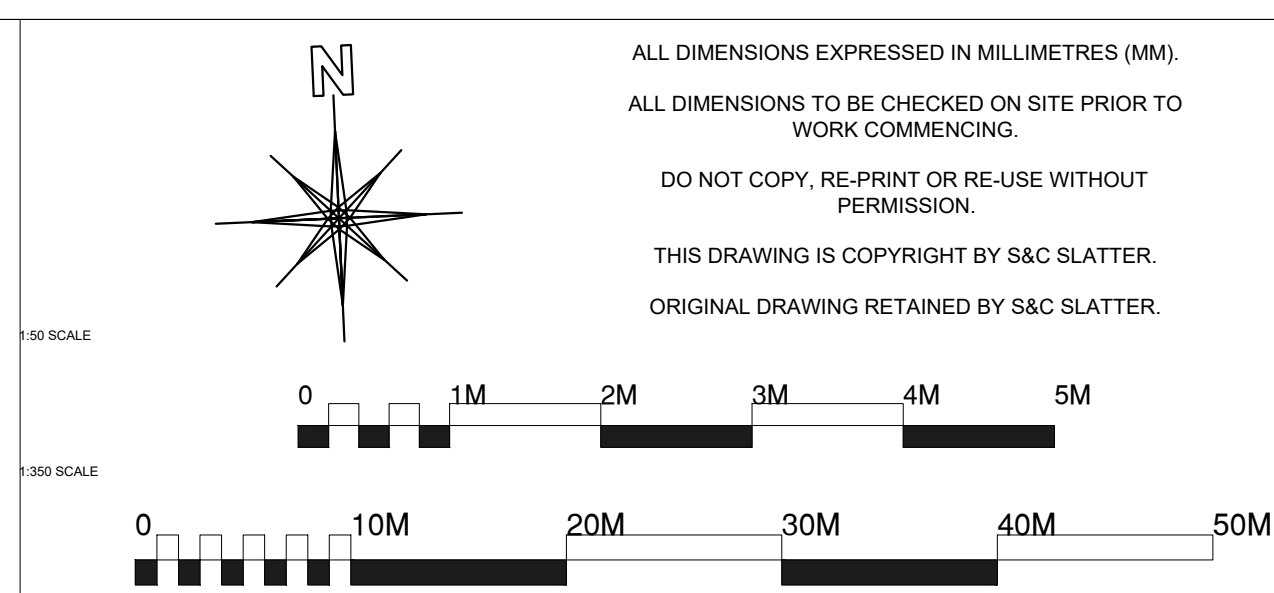


NEW 4.5M HIGH STEEL MESH FENCING AROUND ARTIFICIAL GRASS PITCH ENCLOSURE

NEW 3.5M HIGH ACOUSTIC BARRIER

NEW 2.0M HIGH STEEL MESH FENCING CONNECTING ARTIFICIAL GRASS PITCH TO NEW PAVILION

NEW 1.2M HIGH PITCH BARRIERS WITHIN ARTIFICIAL GRASS PITCH ENCLOSURE




ALL DIMENSIONS EXPRESSED IN MILLIMETRES (MM).

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO
WORK COMMENCING.

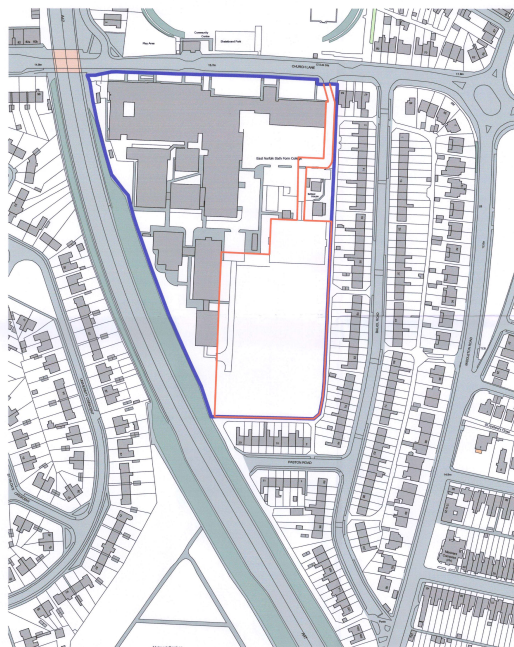
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<div><div>.00</div><div>14/01/2021</div></div>	ORIGINAL ISSUE. TB.	<div>CLIENT</div> <div>EAST NORFOLK SIXTH FORM COLLEGE</div> <div>LOCATION</div> <div>CHURCH LANE GORLESTON GREAT YARMOUTH NR31 7BQ</div>	<div><div></div><div><div>S&C SLATTER</div><div>CONSTRUCTED WITH INTEGRITY</div></div></div> <div><div>STEPHEN'S YARD, ENBORNE, NEWBURY, BERKSHIRE, RG20 0HA</div><div>T: 01635 34521</div><div>E: info@sandcslatter.com</div><div>W: www.sandcslatter.com</div></div>
<div><div>.01</div><div>21/01/2021</div></div>	ADJUSTMENTS FOR CONSIDERATION. TB.		
<div><div>.02</div><div>27/01/2021</div></div>	ADJUSTMENTS FOR CONSIDERATION. TB.		
<div><div>.03</div><div>01/02/2021</div></div>	ADJUSTMENTS FOR PLANNING. TB.		
		<div>PROPOSAL</div> <div>ARTIFICIAL GRASS PITCH AND PAVILION</div>	<div>DRAWING NO:</div> <div>S20-111/DWG/0004</div>
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APPLICATION SITE AREA, TEMPORARY CONSTRUCTION ACCESS AND APPLICANTS OWNERSHIP BOUNDARY



0 25M 50M 100M 150M

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00/18/05337/F
Great Yarmouth Borough Council
20 SEP 2018
Planning Department

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APPLICATION SITE AREA REQUIRED FOR PROJECT
INDICATED WITH TEMPORARY CONSTRUCTION ACCESS
INDICATED WITH RED LINE AND GREEN LINE
OWNERSHIP BOUNDARY OF THE APPLICANT

LABOSPORT

100% ARTIFICIAL GRASS PITCH (AGP) AND PAVILION

EAST NORFOLK SIXTH FORM COLLEGE /
GORLESTON FOOTBALL CLUB

LOCATION PLAN

PROJECT	100	00
DATE	20 SEP 2018	18-0496 8M2588 0370 01