

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Bromsgrove School 'A'	Proposed eight court sports hall, fitness suite, sports teaching pavilion, changing room extension, boarding accommodation, gatehouse, associated car parking and external works at Bromsgrove School, Worcester Road Bromsgrove Worcestershire B61 7DU	RES	10/0199-JT 12.05.2010

RECOMMENDATION:

That permission be **GRANTED**, subject to the satisfactory opinion of Worcestershire County Highways.

Consultations

Worcestershire County Council	<p>Consulted 11.03.2010; response received: 07.04.2010</p> <p>Initial comments recommend that the application be deferred due to issues over the assessment of car parking provision, trip generation, access alterations and light spill.</p> <p>The Transport Assessment submitted by the applicant has been updated and further comments are awaited.</p>
Sport England	<p>Consulted 11.03.2010; final response received: 29.03.2010.</p> <p>Sport England is required to consider any proposals that affect current playing fields with regard to Sport England's policy 'A Future for the Playing Fields of England' (1997). The aim of this policy is to ensure that there is no further reduction in the supply of conveniently located, quality playing fields to satisfy the current and future needs for pitched sports.</p> <p>Sport England will normally oppose development that would lead to the loss of, or prejudice the use of, all or part of the playing field without meeting at least one of the specific exception criteria identified in the above policy as follows:</p> <ul style="list-style-type: none"> • E1: An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport. • E2: The development is ancillary to the principle use of the playing field and does not affect the quantity/quality of pitches. • E3: The development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch. • E4: Playing field lost would be replaced, equivalent or better in terms of quantity, quality and accessibility.

- E5: The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field.

In the absence of an up-to-date Playing Pitch Strategy it is difficult to assess the supply and demand of playing pitches in this part of Bromsgrove District and the value of the area lost to community sport.

Bromsgrove School has significant existing sporting facilities which include playing pitches, 2 four court sports halls and a swimming pool. The school already has significant community use of their facilities and a list of current clubs and organisations which currently use the facilities is contained with the Design and Access Statement. In addition to the existing provision, the proposal is for a new eight court sports hall, fitness suite, sports teaching pavilion, changing room extension and associated ancillary development. This combined with existing provision will be available for community use and will provide a flexible facility capable of meeting the needs of community sport up to county level performance for sports such as hockey, netball, basketball, volleyball and badminton. It will also enable sports such as indoor cricket, futsal and wheelchair basketball to be played. The additional car parking is in part required because of the location of the new sports hall and in part due to the increased community use outside school hours.

The need for the proposed facilities was also analysed using Sport England's Active Places Power strategic planning tool. This shows that there is a shortage of facilities within Bromsgrove/Worcestershire which can accommodate indoor cricket nets, competition indoor netball, basketball, badminton and volleyball. The provision of indoor nets facilities are also a priority for Worcestershire County Cricket as highlighted in their facilities plan in 2008.

It should be noted that there are only 3 existing 8 court sports halls in Worcestershire: Malvern College Malvern; Perdiswell Leisure Centre, Worcester; and Forest Glades Leisure Centre, Kidderminster. They are all located on the other side of the M5 in the county of Worcestershire.

For the reasons outlined above Sport England considers that the proposed development meets the policy E5 exception in that the benefits of the proposed indoor sports facilities outweigh the loss of a single pitch.

No objection is therefore raised, subject to the imposition of a condition requiring the submission of a Community Use scheme.

If the Council decided not to attach such a condition, Sport England would wish to lodge a statutory objection to the application. In such circumstances, the application should be referred to the Secretary of

State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.

The absence of an objection in the context of the Town and Country Planning Act does not in any way imply or commit support for any related application to the Sport England Lottery Fund.

West Mercia
Police

Consulted 11.03.2010; final response received: 25.03.2010.

Requests that comments be made available to ALL planning committee members for them to consider their responsibilities under Section 17 of the Crime and Disorder Act 1988.

- No objections to the application.
- It is important that a suitable design of access control is included to prevent sneak-in thefts.

Engineers /
Drainage

Consulted 11.03.2010; final response received: 01.04.2010.

No objections subject to conditions controlling the disposal of storm and foul water.

The Spadesbourne as the adjacent watercourse is a critical ordinary watercourse and as such is the responsibility of the Environment Agency and the respective riparian owners. This Agency will therefore have a greater say in what enters their watercourse, and no doubt will ask for a Flood Risk Assessment. [Officer's note: the Environment Agency has advised that it does not wish to comment on the application and refers the Council to its Standing Advice on Flood Risk.]

With regard to the proposed structures etc. that the school intend to development, all storm outlets are to be taken to an attenuated outfall, whether in the form of soakaways or a direct discharge into the Spadesbourne downstream of Worcester Road Bridge. This is to include all hardstanding areas such as driveways and car parking. In such areas, trapped gullies are to be used, probably in conjunction with a petrol interceptor if an outfall is being taken to the said watercourse. A SUDS programme should be followed.

Economic
Development

Consulted 11.03.2010; final response received: No response received.

Environmental
Health

Consulted 11.03.2010; final response received: 27.04.2010.

No objections subject to a condition requiring that all external lighting must comply with the Guidance Notes for the Reduction of Obtrusive Light issued by the Institute of Lighting Engineers.

Strategic Planning	Consulted 11.03.2010. No response received.
Woodland Officer / Landscaping	Consulted 11.03.2010; final response received: 27.04.2010. No objections subject to suitable conditions landscaping and tree protection conditions.
Conservation Officer	Consulted 11.03.2010; final response received: 27.04.2010. Advises that the proposed sports hall is most likely to have an impact on the setting of the listed buildings, as the closest part of the development to them. However the existing modern library acts as a visual barrier between the listed buildings and the proposed new development and as such I do not feel the setting of the listed buildings would be adversely affected by the current proposals. The development would therefore comply with policy HE10 of the new PPS5.
Publicity	Site notice posted: 18.03.2010; expired 08.04.2010. Press notice (Bromsgrove Standard) posted: 18.03.2010; 08.04.2010. 29 notification letters sent to adjoining occupiers 15.03.2010; expired 05.04.2010. Subsequent letters sent 22.04.2010 to all objectors. A petition with 8 signatories was received on 01.04.2010 stating the following: <ol style="list-style-type: none">1. We the undersigned believe that the current proposal to develop a coach parking and loading area immediately adjacent to the school boundary with Peter's Finger and to the rear of 167, 169 and 171 Worcester Road, will adversely affect our quality of life.2. We believe that the level of noise, dust, pollution and nuisance we currently experience will increase, that we will suffer a significant loss of privacy, that the view from our properties will be far less attractive and that our property values will decrease.3. We would like all vehicle parking and loading areas sited to the right of the proposed new access road, for these areas to be effectively screened by trees and shrubs and for the area to the left of the proposed new access road to be suitably landscaped. We would also like consideration to be given to neighbouring properties when the lighting scheme for the new area is drawn up. 4 letters of objection have been received, on behalf of the occupiers of no.133 and nos.167, 169 and 171 Worcester Road and Peter's Finger,

which adjoin the application site to the west. The concerns raised may be summarised as follows:

- The new sports centre would result in a loss of natural light to properties at nos. 129-135 Worcester Road.
- The siting of a coach parking and pupil loading/unloading area in the immediate vicinity of properties in Peter's Finger, and 167,169 and 171 Worcester Road would create additional dust, noise, nuisance, pollution, litter, loss of privacy and smoking.
- Loss of mature trees and open green playing fields.
- It is requested that the coach parking area is re-sited elsewhere within the proposed development along with amendments to the existing vehicle management plan which would leave the area adjacent to Peter's Finger and 167,169 and 171 Worcester Road completely clear of all vehicles.
- The proposals will lead to an increase in traffic. Worcester Road is already extremely busy and the development will have a detrimental effect to congestion, noise and air quality in a largely residential area.
- There have been continuing issues with light pollution for the existing car park. There are also concerns that the parking area has encroached over green space.
- The development would result in a reduction of value in property. [Officer's note: this is not considered to be a valid planning consideration in itself.]

The following requests are made:

- That the planned roadway is not brought any closer to the properties in Worcester Road under any circumstances.
- That the proposed coach park is not constructed in its present location.
- That the frontage of the car park at the edge of the road facing the properties is planted with a substantial barrier of non-deciduous trees.
- That the access to Walters House is restricted to pedestrians and deliveries only, with pupil drop off in the main car park.
- That any new lighting is low level and not left on all night.
- The junior football pitch included in the proposals to meet Sport England requirements could be used for coach parking.
- That consideration is given to the drainage of the car park.
- The possibility of creating an underground garage for coach parking beneath the existing garage is raised.
- By way of compromise, 4 parking spaces should be provided for nos.129-135 Worcester Road to counter the detrimental effect of the proposals on property values.

Officers have requested that the parking and servicing area be rethought to take account of these concerns. The applicant has

redesigned the layout to move the coach parking bay away from the Worcester Road boundary.

1 further objection has been received in response to the revised layout, on behalf of the residents of Peter's Finger, 167, 169 and 171 Worcester Road. The following points are raised:

- All affected residents welcome the re-siting of the coach parking and pupil loading/unloading area but remain concerned that the same area now appears to have been re-designated as a car parking area.
- It is requested that a substantial green 'buffer' zone should remain between neighbouring properties and all vehicles using the school site - all parking should be on the far side of the proposed new access road.
- The car parking area is still extremely close to neighbouring properties (about two metres at one point) and because of this, significant privacy, noise, nuisance and pollution issues still exist. Residents of Peters Finger for example are only separated from the School site by iron railings and gates and would be fully exposed to the gaze of anyone using the proposed parking area while sitting in their gardens. The proposed parking area is just 2 m from 167, 169 and 171 Worcester Road and separated from it by a wooden fence less than six feet in height, over which anyone using the area would be able to see with ease.
- The 19 spaces proposed in this location could be accommodated elsewhere within the development area or on the school site.
- All parking and traffic circulation within the proposed development area:-
 - 1) Should be located a reasonable distance from all neighbouring properties, that is, on the far side of the newly planned roadway.
 - 2) Should not compromise the privacy or security of local residents.
 - 3) Should be effectively screened by imaginative landscaping and effective fencing or walling.
 - 4) Should avoid light pollution to neighbouring properties through an effective area lighting scheme at low level, which is significantly reduced at night, when the site has been secured.
- The view of approximately 150 parked vehicles clearly visible from homes would be unsightly.
- The homes are on the busy Worcester Road. It is unreasonable and extremely unhealthy for anyone to have to live with traffic on two or three sides.
- The objector has contacted Sport England to obtain an opinion as to whether the retention of the junior football pitch adjacent to the main car parking area shown on the amended plan is essential to the project as a whole or whether, under Section E1

of their policy statement 'A Sporting Future for the Playing Fields of England - Policy on planning applications for development on playing fields', it could justifiably be sacrificed to the overall benefit of a 'state of the art' centre for sporting excellence, as an alternative location for the 19 parking bays which appear immediately adjacent to our properties on the revised plan. The objector has also asked Sport England whether it would be acceptable for the junior football pitch to be relocated elsewhere on the school site or within the proposed development area, if in their view it has to be retained.

The site and its surroundings

Bromsgrove Senior School is located on a large 40.5 ha campus site providing boarding and day education to boys and girls aged 13-18. It is located within the Bromsgrove urban area, designated as Residential by the Local Plan Proposals Map. The campus has a range of architectural styles, including several heritage assets in the northern part of the campus (the Memorial Chapel and Thomas Cooke's House are Grade II listed). There are also several more modern buildings on the campus. The northwestern part of the campus fronting Worcester Road is located within the Bromsgrove Town Centre Conservation Area.

The application site itself is located approximately 100 m to the south of the Conservation Area, set behind the School Library and the Technology Building, and occupying an area of 3.2 ha. The site presently contains the south entrance to the campus, car parking, playing fields, informal open space, boarding houses, swimming pool, sports hall, squash courts and a store/gatehouse.

The site is bounded to the north west by Worcester Road and residential properties fronting onto it, as well as Peter's Finger, a residential street running south east from Worcester Road. School buildings are located to the north, with existing outdoor sports facilities - including tennis courts, multi-use games areas and playing fields - to the east. To the south are further playing fields and the Manor Court Road residential development.

Proposal

The proposal is composed of several elements - sports hall, fitness suite, sports teaching pavilion, changing room extension, boarding accommodation, gatehouse and car parking and landscaping. These are summarised in the following paragraphs.

Sports hall

A new eight court 33 x 42 m sports hall sized for indoor hockey is proposed to the north of the existing sports hall on land currently occupied by a grass bank and car parking. The building would be asymmetrical, and set into the ground with lower eaves on the western elevation. The eaves height on the western elevation would be approximately 8 m. A covered walkway between the existing sports hall and swimming pool buildings would link the development to the extended changing facilities.

Fitness suite

The two storey fitness suite would extend southward from the existing sports hall, on an area of parking and concrete terracing. The building would have a sprung floor at ground floor level for aerobics and dance, and could be subdivided into two spaces for maximum flexibility. A centre manager's office, disabled WC, lift and toilets would also be provided at ground floor level. The upper level would be occupied by a fixed weights/cardio fitness suite.

Sports teaching pavilion

A sports teaching pavilion would be located to the east of the existing swimming pool, overlooking the all weather pitches and playing fields further to the east. This would provide dedicated sports teaching accommodation which the school currently lacks, as well as an after match hospitality venue. The building would accommodate three classrooms, department base, swimming pool viewing galley, toilets and a sports hospitality room.

Changing room extension

The current facilities are located to the south of the existing swimming pool overlooking a grassed bank. According to the applicant, these facilities are too small. It is proposed to extend the facilities southward by 2.8 m to provide bench spaces for 18 persons at 750 x 500 mm.

Boarding accommodation

The applicant states that:

"while preparatory School boarding has declined nationally, Bromsgrove Preparatory School has continued to thrive. The school wishes to develop the Preparatory boarding to ensure a sustainable feed of British boarders into the senior school over the next ten years. It is the strategic vision of the school to unite the current three preparatory boarding houses within a single boarding house."

The application proposes to achieve this by assigning the existing Mary Windsor boarding house located on the senior school site to the prep school. All of the boarding accommodation would then be located on a single site. To enable this to take place, alternative facilities for senior school girls occupying the accommodation is required. An extension of Oakley boarding house is therefore proposed to provide accommodation for 18 boarding pupils. A new three storey boarding house to the south of Oakley would accommodate 52 pupils.

Gatehouse

A gatehouse based on the 'estate lodge' typology would overlook the south entrance to the campus. The 42 sq m single storey building would provide facilities for the gatehouse manager to monitor access and egress, provide information to visitors and accept deliveries. The existing store/gatehouse further into the site would be demolished.

Car parking and landscaping

A total of 152 car parking spaces would be provided, with an additional 8 for disabled people and 8 spaces for Bromsgrove School minibuses. The applicant has reconfigured the parking and servicing arrangements at the advice of officers, in order that the coach parking bay is moved from the rear of premises on Worcester Road. The site would be served by a tree-lined access way running from the entrance towards the proposed new fitness suite. The majority of car parking would be located to the south of this access way, as well as a circular coach parking bay. 19 car parking spaces would be located on existing hardstanding serving as the current access. The junction with Worcester Road would be improved to allow for a pedestrian separation and a left and right turn lane.

The proposal would involve the removal of approximately 60 trees of variable degrees of quality, the most significant of which cross the site of the new sports hall, as well as the planting of approximately 60 new specimens. The proposals also involve various hard and soft landscaping measures to improve the aesthetic quality of this section of the campus and to give a more welcoming appearance.

The proposals would involve the loss of an area of playing field equivalent to a single playing pitch.

Relevant Policies

WMSS	T2, T3, T5, T7, PA1, QE1, QE3, QE9
WCSP	CTC1, CTC 8, SD.4, SD.5, SD.6, SD.7, T.1, T.3, T.4, T.5, RST.1, RST.11
BDLP	DS3, DS13, S19, S31, S32, S39, C17, TR8, TR11, RAT3, RAT8
Others	PPS1, PPS4, PPS5, PPG17, Bromsgrove District Open Space, Sport and Recreation Assessment.

Relevant Planning History

Over 50 planning records relate to the Bromsgrove School site. The most relevant to the application proposals are as follows.

BU/387/1960	Proposed additional changing rooms. Approved.
BU/55/1974	Erection of boarding house for senior pupils and construction of car park and vehicular access to Worcester Road. Approved.
B/2275/1976	Erection of sports hall. Approved.
B/2395/1976	Erection of changing room link block and new cover to existing swimming pool. Approved.
B/11463/1983	Erection of covered swimming pool, plant room and chemical store. Approved: 19.12.1983.
B/1993/0169	Widening of commercial gate giving access to the school from Worcester Road. Approved: 26.04.1993.
B/2005/0929	Erection of single storey changing room block. Approved: 01.11.2005.
08/0929	Proposed extensions and refurbishment of Chemistry/Biology and Physics Blocks. Approved 19.12.2008.

Notes

It is considered that the main issues in determining the application are:

- The principle of the proposed development in land use planning terms.
- The loss of playing fields facilities, and whether the provision of improved and extended sports facilities outweighs this.
- The acceptability of the proposed access and parking arrangements in the context of transport and highways policy.
- The impact on the amenities of adjoining residential properties.
- The design of the proposals and the impact of the development on adjacent heritage assets.
- The impact of the proposals for the removal of trees, planting and landscaping.

Each of these issues is discussed in turn below.

Principle of development

Local Plan Policy S31 confirms that, subject to compliance with other development plan policies, the Council will consider favourably development required to facilitate the provision of education or for purposes ancillary to such provision (e.g. student accommodation and additional buildings supporting present operations).

Structure Plan Policy RST.1 states that "proposals to provide facilities for recreation and sport to serve the needs of local residents and visitors will be encouraged", and sets down a series of criteria for the development of recreation and sport facilities. These include an assessment of:

- the impact on nature conservation interests;
- the impact on the built and archaeological heritage;
- the ability to access the proposed development by alternative modes of transport to the private car and the impact that additional traffic will have on the area; and
- the provision of ancillary facilities (toilets, refreshments, picnic areas, information points etc.) appropriate to the anticipated level of usage of the facility.

Structure Plan Policy RST.11 indicates that the development of purpose-built facilities for sports and formal recreation catering for regional and sub-regional needs will only be allowed in accordance with the town centre first approach and where access by public transport can be maximised.

Local Plan Policy RAT3 states that the Council will support proposals for new and improved indoor sports and recreation provision, within or adjacent to existing settlements, where a need can be demonstrated and subject to several criteria including:

- the scale, design and car parking arrangements should not have an adverse effect upon the character, appearance and environmental amenities of the area;
- the proposal should have a safe and convenient access to the satisfaction of the highway authority;
- the proposal should be well related to the public transport network.

As the facility will not primarily be for commercial use, it is considered unreasonable to apply the full sequential approach to site selection to the proposals. The proposal is within the urban area of Bromsgrove adjacent to a busy main route serviced by buses, and in this sense, although not in the designated Town Centre Zone, is considered to be located in a sustainable location, consistent with the approach set down in PPS4. The proposal is therefore consistent with the aim of making sports facilities accessible, and also Local Plan Policy DS3, which states that "the majority of growth during the Plan period will be centred on the urban area of Bromsgrove".

The proposed ancillary facilities are considered to be commensurate with the scale of development proposed.

The technical assessments submitted by the applicant indicate that the site has limited ecological value and that the proposals would be unlikely to have an impact on any archaeological assets. The traffic and heritage impacts are discussed below. The proposal is considered to be consistent in principle with Structure Plan Policies RST.1 and RST.11, Local Plan Policies DS3, RAT3 and S31, and the town centre first approach set out in *PPS4: Planning for sustainable economic growth*.

Loss of playing pitch

The proposal would result in the loss of a playing pitch to the proposed car parking area. It is noted that a junior playing pitch is to be retained on part of the existing playing area.

Paragraph 15 of *PPG17: Planning for open space, sport and recreation* states that planning applications for development on playing fields should not be allowed, unless one of a series of criteria are met, including iv) the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field. Local Plan Policy S31 states that no development proposals at educational establishments will be permitted which lead to an unacceptable loss of open space and/or sports facilities. S32 explains that proposals leading to the loss of school playing fields will not be allowed unless they satisfy one of the following criteria:

- a) that the provision of playing fields to Council standards would still be met;
- b) there is alternative local provision of playing space;
- c) an alternative replacement site could be provided in a suitable location; or
- d) the scheme would lead to an improvement in the facilities available elsewhere on the site.

The proposal includes new sporting facilities (in the form of a new eight court sports hall, fitness suite, sports teaching pavilion and changing room extension) considered by Sport England to be sufficient to outweigh the harm caused by the loss of the playing pitch, on the proviso that community use is allowed.

Local Plan Policy RAT8 states that the Council will seek the provision of dual use school sports facilities subject to the following criteria:

- a) the location of the proposed dual use scheme can most effectively meet proven demand;

- b) the proposed site is readily and safely accessible by both public and private transport;
- c) adequate car parking provision can be made for community use;
- d) necessary alterations and extensions can be undertaken sympathetically to existing buildings in order to allow for community use;
- e) satisfactory arrangements can be made for the needs of security on the site;
- f) any requirements for external floodlighting and an increase in vehicle movements would not adversely affect the residential amenities of the area.

It is noted that Sport England has assessed the need for the proposals using the Active Places tool, which demonstrates there is a shortage of facilities such as those proposed within the District and the County, and that the applicant has indicated a willingness to continue and expand its current links with the community. The School currently operates a two tier pricing structure which would be extended to the new facilities with a preferential letting rate for local clubs and youth groups, and a standard charge for commercial lets. The School is also committed as part of its sustainable investment policy to build in lifecycle cost management to letting charges, school maintenance and equipment budgets.

There are only 3 existing 8 court sports halls in Worcestershire, none of which is in Bromsgrove District. As is discussed above, the proposed development is considered to be in an accessible and sustainable location. Worcestershire County Highways has advised that the level of car parking provided is acceptable. The necessary extensions to the building are considered to be sympathetic. It is considered that satisfactory security arrangements can be set out in a community use agreement secured by condition. It is considered that, with the revised parking and servicing layout, vehicle movements will not significantly affect the residential amenities of the area. A condition is recommended to secure the agreement of a satisfactory lighting scheme prior to the commencement of development.

The proposal is therefore considered to comply with S31(d) and S32, and the requirements of PPG17 as it would provide adequate compensatory provision for the loss of the playing pitch space, and would secure community use of the facilities to be provided.

Highways and access

The final comments of the Worcestershire Highways Officer are awaited.

Impact on residential amenity

Worcestershire Structure Plan Policy RST.1 states that major sports proposals which would cause unacceptable environmental and social impacts on settlements will not normally be permitted. Local Plan Policy S19 states that in areas where residential uses predominate the Council will not allow land uses which would adversely affect residential amenity whether through noise, smell, safety, traffic or health reasons. As is noted above, Local Plan Policy RAT3 also requires that scale, design and car parking arrangements should not have an adverse effect upon the character, appearance and environmental amenities of the area.

Concerns have been expressed by local residents about the affect on residential amenity as a result of 1) loss of light to the rear of properties facing onto Worcester Road; and 2) disturbance/nuisance and loss of privacy to properties in Worcester Road and Peter's Finger as a result of the parking and servicing arrangements, and in particular the coach parking bay, which has now been relocated at the request of officers.

Loss of light, outlook and privacy

The closest residential properties to the proposed development are nos.119-123 Worcester Road, located approximately 34 m to the north west. These properties are screened from the development by a number of mature trees, all of which would be retained as part of the proposals. It is recommended that such screening is secured and improved through the imposition of conditions.

The eaves height of the building on the elevation facing these properties is approximately 8 m, since the building would be sunk by 1.7-3.7 m (owing to changing levels across the site). The building would also have a sedum 'green roof'. Given the distance of habitable windows in the nearest properties from the proposals and the height of the proposed building, it is not considered that any significant level of loss of light or outlook would occur as a result of the proposals. The screening provided by the trees in this boundary should further ensure that loss of privacy and outlook is minimised.

An objection has been received on grounds of loss of light from the occupier of no.133, which is located approximately 59 m away from the proposed new sports hall. For the same reasons given above, it is not considered that this property would suffer any significant loss of light as a result of the proposals.

Parking and servicing

The parking and servicing layout as originally submitted included a coach parking bay adjacent to the boundary of the School with nos.167-171 Worcester Road and Peter's Finger, including a shelter/waiting area immediately adjacent to the fence. The boundaries of these properties are very close to the proposed servicing arrangements, though it is noted that in the case of nos.167 to 171, gardens are separated by a parking/service/garage area understood to belong to those properties. The arrangement in Peter's Finger is unusual, with the front gardens of the properties serving as the only open amenity space (a public house is located immediately to the rear).

At the request of officers, the coach parking element of the proposals has been moved to the opposite side of the proposed access road to ensure that disruption to these properties is minimised. The area occupied by the current access road will be used for parking vehicles. All bar one of the existing trees on this boundary would be retained. It is recommended that conditions are attached to ensure this, and also to secure additional planting. This should ensure that any loss of privacy is minimised. However, it should be noted that the proposal would not create any new opportunities for overlooking, as the boundary arrangements would not be changed.

It is proposed to use 'dark sky' anti-spill light fittings, which should ensure that there is no significant harm to local residents as a result of light spillage. Notwithstanding the information submitted by the applicant, it is considered a condition should be attached to

require that all lighting installed complies with relevant Institute of Lighting Engineers guidance. Accordance with this guidance eliminates the need for a restrictive condition controlling hours of use of lighting.

Occupiers of the affected properties have requested that a 'substantial green buffer zone' remains between their properties and the application site, and that all parking is located to the far side of the new access road. Whilst officers sympathise with the concerns of the local residents, this is considered to be an onerous request, given that 1) there is already servicing in this part of the site, and the parking area would encroach no nearer to their properties; 2) existing screening would be retained and would be significantly improved through a landscaping scheme; and 3) the 'right to a view' of green space is not *per se* a material planning consideration.

The occupiers have also raised the possibility of relocating the parking spaces closest to their properties to the location of the proposed junior football pitch. Officers are of the view that this would not be desirable as it would simply shift the parking to an area close to other residential properties (in Manor Court Road) and would result in further development on protected playing fields. Whilst the views of Sport England on further encroachment onto playing fields has not been sought by the Council, the alternative location put forward by the occupiers is not considered to be consistent with Local Plan Policies S31 and S32, which seek to retain playing fields. This is particularly the case given that the applicant has amended the proposed layout, which is now considered to be acceptable by officers.

The objector has contacted Sport England to obtain an opinion as to whether the retention of the junior football pitch adjacent to the main car parking area shown on the amended plan is essential to the project as a whole or whether, under Section E1 of their policy statement 'A Sporting Future for the Playing Fields of England - Policy on planning applications for development on playing fields', it could justifiably be sacrificed to the overall benefit of a 'state of the art' centre for sporting excellence, as an alternative location for the 19 parking bays which appear immediately adjacent to our properties on the revised plan. The objector has also asked Sport England whether it would be acceptable for the junior football pitch to be relocated elsewhere on the school site or within the proposed development area, if in their view it has to be retained.

In summary, it is not considered that the impact on the affected properties would be materially worse than the existing servicing situation, which already involves an access road in the same location as the proposed parking. Officers are therefore satisfied that, on balance, the impact on these properties would be acceptable.

Noise and disturbance

It is not considered that noise nuisance as a result of the general use of the proposals would be significant enough to become a serious planning consideration. It is noted that the proposed pavilion would be capable of staging functions, which may involve amplified music and/or the service of alcohol. Whilst these activities may be capable of noise nuisance it is considered that, given the likely ad hoc nature of the uses and the separation distance of this building from housing, the Council's licensing and environmental protection powers would be more appropriate means of regulating this

activity. It is therefore not considered necessary to control this issue through the imposition of conditions.

Design and heritage assets

The design of the proposals is considered to be a welcome effort to introduce a sense of coherence to this part of the campus, which has a disparate character and is largely of limited architectural quality. The design details and hard and soft landscaping proposed would significantly improve the appearance of this part of the campus.

It is noted that the Conservation Officer has raised no objections to the proposal and that the impact on the listed buildings on the site is considered to be minimal, owing to the separation distance and buildings in between. In this respect, the proposal is considered to comply with Local Plan Policy S39, which requires that careful attention is paid to any proposal affecting the character of listed buildings or their setting.

Trees and landscaping

Local Plan Policy C17 states that development proposals should retain existing trees wherever possible. New planting should be related in scale, size and species to the existing indigenous planting.

Although the proposal would result in the loss of a number of trees, none are considered to be of high quality, and the replacement planting and landscaping proposed is considered to represent adequate compensation.

Referral to the Secretary of State

It is noted that the Town and Country Planning (Consultation) (England) Direction 2009 directs that, where the Council does not propose to refuse planning permission for certain categories of development, it should consult the Secretary of State. One such category (as listed at paragraph 7) includes development on a playing field which is:

- *is currently used by an educational institution as a playing field; or*
- *has at any time in the five years before the application is received been used by an educational institution as a playing field; and*

the English Sports Council ("Sport England") has been consulted ... and has made representations objecting to the whole or part of the development...

Members are therefore advised that, although the proposal involves the development of a portion of playing field, there is no need to consult the Secretary of State, since Sport England has raised no objection to the proposals.

RECOMMENDATION:

That permission be **GRANTED** subject to the satisfactory opinion of Worcestershire County Highways, the following conditions and any further conditions recommended by the Highways Officer:

- 1) C001 Standard time - three years
- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans 2514-21, 23-W, 24-E, 25-E, 26-E, 28-B, 32-F, 33-E and 34-D, and 2571-003-S, 004-Q, 005-L and 007E and the recommendations of the Design and Access Statement (A100303B2514) and its appendices and Flood Risk Assessment (ref: 16794/GE/R01).

Reason: To define the permission and in order to secure the satisfactory appearance of the development in accordance with Policy CTC.1 of the Worcestershire County Structure Plan 2001 and Policy DS13 of the Bromsgrove District Local Plan.

- 3) C003 Materials to be submitted

Community use

- 4) Prior to the commencement of the hereby approved development, or within 6 months of commencement, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours or use, access by non-school users/non-members, management responsibilities, security arrangements and a mechanism for review. The approved development shall not be used other than in accordance with the approved Scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with PPG17 (Para. 15, point 4) and Policies S31 and S32 of the Bromsgrove District Local Plan.

Drainage

- 5) The disposal of storm water shall be by means approved by the Local Planning Authority. The approved system shall be operational before building works commence. Balancing will be required in accordance with the Environment Agency policy. There is no Public Surface Water Sewer and no surface water will be allowed to discharge to the foul water sewer.

Reason: To ensure that the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

- 6) The disposal of foul sewage shall be to the public foul sewer located in Worcester Road. If an existing connection is being used, then its condition needs to be proved, otherwise all new works are to be dealt with by the water authority and Worcestershire County Council.

Reason: To ensure that the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Landscaping and tree protection

- 7) Prior to the commencement of any works on site, full details of a scheme of landscaping and planting shall be provided to the approval of the Local Planning Authority. This scheme shall include the following:
- a) full details of all existing physical and landscape features on the site including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;
 - b) full details of enhancement works to the boundary of the application site with nos.119-171 Worcester Road and Peter's Finger;
 - c) full details of all proposed fencing, screen walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased shall be replaced by plants of similar size and species to those originally planted.

Reason: In order to protect the trees which form an important part of the amenity of the site and adjacent properties in accordance with policies C17, DS13, RAT3 and S19 of the Bromsgrove District Local Plan January 2004 and policies CTC.1, CTC.5 and RST.1 of the Worcestershire County Structure Plan 2001.

- 8) Prior to occupation of the development hereby permitted, the approved scheme of landscaping and planting shall be completed to the satisfaction of the Local Planning Authority.

Reason: In order to protect the trees which form an important part of the amenity of the site and adjacent properties in accordance with policies C17, DS13, RAT3 and S19 of the Bromsgrove District Local Plan January 2004 and policies CTC.1, CTC.5 and RST.1 of the Worcestershire County Structure Plan 2001.

- 9) No trees on the boundary of the application site with nos.119-171 Worcester Road and Peter's Finger shall be pruned, felled or uprooted without the specific prior written permission of the Local Planning Authority. Where the Local Planning Authority permits such works, suitable replacements as agreed in writing by the Local Planning Authority shall be planted in the first available planting season.

Reason: In order to protect the trees which form an important part of the amenity of the site and adjacent properties in accordance with policies C17, DS13, RAT3 and S19 of the Bromsgrove District Local Plan January 2004 and policies CTC.1, CTC.5 and RST.1 of the Worcestershire County Structure Plan 2001.

- 10) No works in connection with the development hereby approved shall be undertaken other than in accordance with the submitted tree protection drawing 10036/32681.

Reason: In order to protect the trees which form an important part of the amenity of the site and adjacent properties in accordance with policies C17, DS13, RAT3 and S19 of the Bromsgrove District Local Plan January 2004 and policies CTC.1, CTC.5 and RST.1 of the Worcestershire County Structure Plan 2001.

Lighting

- 11) All external lighting in the development hereby approved must comply at all times with the Guidance Notes for the Reduction of Obtrusive Light issued by the Institute of Lighting Engineers. The development shall not commence until a satisfactory detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. No lighting shall be used in the development other than in accordance with such details as are agreed.

Reason: In order to protect the amenities of the area in accordance with Policy RST.1 of the Worcestershire Structure Plan and Policies DS13, RAT3 and S19 of the Bromsgrove District Local Plan.

Informative

- 1) West Mercia Police advises that it is important that a suitable design of access control is included within the hereby approved proposals to prevent sneak-in thefts.

Notes

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy, the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:

WMSS	T2, T3, T5, T7, PA1, QE1, QE3, QE9
WCSP	CTC1, CTC 8, SD.4, SD.5, SD.6, SD.7, T.1, T.3, T.4, T.5, RST.1, RST.11
BDLP	DS3, DS13, S19, S31, S32, S39, C17, TR8, TR11, RAT3, RAT8
Others	PPS1, PPS4, PPS5, PPG17, Bromsgrove District Open Space, Sport and Recreation Assessment.

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.