Development Management - Delegated Officer Report

Application Number: AWDM/0746/16 Recommendation – Approve

Site: **Shoreham Academy, 76 Kingston Lane, Shoreham-By-Sea**

Proposal: **Installation of triple lane cricket practice facility on western boundary 30 x 11m and covered in artificial grass with fully enclosed double-bay 4m high cricket cage and 2m high green mesh nets around each batting end.**

Date of site visit: 23 June 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a grassed area on the western edge of the Shoreham Academy site, between the all-weather football pitch and Stoney Lane. It is proposed to install a three lane cricket practice facility measuring 30m long and 11m wide. It will have synthetic surface and will be enclosed by a 4m high cage with 2m high green mesh nets.

Relevant site history

Various

Consultations

Adur & Worthing Councils: The **Environmental Health** officer has no objections in principle, however, he recommends that hours of use are consistent with other schools. There could be vocal noise as people gather to take their turn to bat. The noise of the bat against the ball could also be quite annoying. For these reasons he recommends that a condition be attached to any permission requiring the applicant to prepare a Noise Management Plan for the Nets covering issues such as community liaison, complaints procedures, student briefings and preventing unauthorised use.

The **Drainage Engineer** has no objection**.** The installation of a permeable cricket strip will not significantly alter the surface water runoff or the ground water regime.

Sport England: No objection. Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Having assessed the application, Sport England is satisfied that the proposed development for a triple lane cricket practice facility including artificial grass surface with fully enclosed double-bay cricket cage and nets meets the following Sport England Policy exception:

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

This being the case, Sport England does not wish to raise an objection to this application.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, ACS1
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

Saved Local Plan policy ACS1 supports new education facilities on sites in the built up area such as this. There is therefore no objection in principle to this proposal subject to the usual considerations.

Visual amenity

The proposed facility will be visible from Stoney Lane but its impact will be softened to some extent by existing mature trees along the boundary. A line of new trees has also been planted within the site which will further screen the cage in the long term.

The cage and nets are transparent and will be seen against a backdrop of a closeboard fence which surrounds the adjacent football pitch. While it will be taller than the fence, it is not considered that the proposed structure will cause harm to the visual amenities of the locality.

Residential amenity

The proposed facility will be 43m south of the boundary with the dwellings in Stoney Lane and Shirley Close. To the west, the nearest dwellings will be more than 30m away, on the other side of Stoney Lane.

The proposed nets will be used by the school but also let during the evenings and at weekends to Southwick Cricket Club as well as other local cricket clubs. No external lighting is proposed as the facility is to be used between April and September generally until as late as 9pm weekdays and 6pm weekends. The Environmental Health Officer is concerned at the potential for some noise disturbance from voices and bat on ball and has recommended the hours be restricted to 8.30pm on weekdays. A Noise Management Plan has also ben requested which can be reserved by condition.

Parking and Access

Vehicular access to the site will be from Kingston Lane. The pedestrian access from Stoney Lane is closed after 6pm each evening and at weekends.

Drainage

The proposed surface is an artificial grass carpet and will perform like natural grass. The supporting information confirms that it is porous.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No lighting
4. Hours of use
5. Noise Management Plan to be submitted and approved

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 July 2016

Authorised by: Gary Peck Date: 11 July 2016