

**18 DCSE2005/0013/F - PROVISION OF A MULTI-SPORTS AREA WITH NEW ACCESS AND CAR PARKING ON THE OVERROSS PLAYING FIELD SITE. PROVISION OF A SYNTHETIC TURF PITCH AND ASSOCIATED FLOODLIGHTING ON THE MAIN SCHOOL SITE, JOHN KYRLE HIGH SCHOOL, LEDBURY ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7ET**

**For: Herefordshire Council per Property Services,  
Herefordshire Council, Franklin House, 4 Commercial  
Road, Hereford, HR1 2BB**

**Date Received: 4th January 2005**

**Ward: Ross-on-Wye  
East & West**

**Grid Ref: 60286, 25333**

**Expiry Date: 1st March 2005**

Local Member: Councillor Mrs. C.J. Davis, Councillor Mrs. A.E. Gray  
Councillor M.R. Cunningham, Councillor G. Lucas

**1. Site Description and Proposal**

- 1.1 This application relates to two separate sites within the town boundary of Ross-on-Wye. One site is within the boundary of the main school premises off Three Crosses Road. The other site is located immediately to the north west of the A40 Trunk Road and fronts onto Brampton Road.
- 1.2 The site at the main school building is currently a sports field within the school grounds and is situated immediately adjacent to the existing hard surfaced tennis courts. The proposal is to provide a synthetic turf pitch approximately 105 metres long by 67 metres wide, essentially to be used for hockey and football. Floodlighting is proposed to be provided around the pitch, i.e. lighting will be attached to the top of 8 proposed 16 metre high steel poles at regular intervals on the pitch boundary.
- 1.3 The other site is a rough grassed area located on the south eastern side of Brampton Road directly opposite the Greytree housing estate. There are existing factory developments to the north west and north east of the site. There is a small coppice of mature trees in the western corner of the site. The Brampton Road boundary has a mature tree lined hedge running along it with a metal field gate situated near to the centre. Public footpaths No. ZK1 and ZK2 run within the site near to the south east and south west boundaries. The proposal is to create a sports area, e.g. football pitches and a running track. A new vehicular access (situated by the existing field gate) will be created with parking facilities for 23 cars and 2 coaches. In the centre of the site a position for a sports pavilion is shown. However no details of the pavilion have been submitted and therefore it cannot be considered under the ambit of this planning application.

## 2. Policies

### 2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPG.17	-	Planning for Open Space Sport and Recreation

### 2.2 Hereford and Worcester County Structure Plan

Policy CTC.1	-	Areas of Outstanding Natural Beauty
Policy CTC.9	-	Development Requirements
Policy LR.16	-	Sub-Regional Sports Facilities

### 2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Standards
Policy R.1	-	Provision of New Recreational Facilities
Policy R.6	-	Dual Use
Policy R.11	-	Diversions to Public Rights of Way
Policy CF.1	-	Retention and Provision of Community Facilities
Policy C.5	-	Development within AONB

### 2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy S.8	-	Recreation, Sport and Tourism
Policy S.11	-	Community Facilities and Services
Policy DR.1	-	Design
Policy DR.4	-	Environment
Policy DR.14	-	Lighting
Policy LA.1	-	Areas of Outstanding Natural Beauty
Policy RST.1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST.2	-	Recreation, Sport, Tourism Development within Areas of Outstanding Natural Beauty
Policy RST.3	-	Standards for Outdoor Playing and Public Open Space
Policy RST.10	-	Major Sports Facilities

## 3. Planning History

3.1	602717	New floodlit joint use all weather pitch and tennis courts with other external alterations	-	Planning Permission 06.06.97
	SE1999/3017/F	The formation of 6 tennis courts all fully illuminated with floodlight provision	-	Planning Permission 11.01.00

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 The Highways Agency require further information regarding the proposed use before they can comment fully.
- 4.2 The Open Spaces Society comments that the plan shows the line of the proposed diversion of the public footpaths subject of a confirmed legal diversion. Works have never been expedited to bring new path into being. However this route differs from what was formally agreed. The proposed diverted path should be identified by some form of road marking. The plan does not depict the existing legal footpath.
- 4.3 The Ramblers Association comments that the diversion be put into place before the commencement of development. The proposed path (1.5m wide) is too narrow. A gate be provided at entrance rather than a stile.
- 4.4 Sport England has no objection. Would advise that floodlighting is included to allow school to maximise the use of the facilities.

##### Internal Council Advice

- 4.5 The Traffic Manager has no objection. Parking appears to be to standards required for team games areas. Public footpath ZK2 will be obstructed by the proposal. Applicants will apply to divert footpath. The diversion order must be confirmed and certified before the development is substantially complete.
- 4.6 The Forward Planning Manager comments that planning policies support the provision of new facilities that will provide a range of recreation and leisure facilities and dual use of facilities providing the site is acceptable. The proposed sites are in principle acceptable for this type of use.
- 4.7 The Conservation Manager has no objection in principle to the development. With respect to Brampton Road site, the proposed car park entrance is bleak and will require planting. A new hedgerow will be required along the northern site boundary. Tree planting by car park will be required and details of perimeter fence.
- 4.8 The Head of Environmental Health and Trading Standards comments that if floodlighting is required then a scheme should be submitted for approval by the local planning authority.
- 4.9 Head of Community and Economic Development supports the application as there is a recognised shortfall of community playing pitches.

#### **5. Representations**

- 5.1 The Town Council has no objections.
- 5.2 The Parish Council observes:

"The Multi-Sports Area site off Brampton Lane is within the Ross Rural Parish Council area.

Ross Rural Parish Councillors support this application but have raised the following comments:

1. Can assurances be obtained that the Public footpath will be diverted before construction works are carried out on the site?
2. No details have been provided for the proposed pavilion. Is this part of this current application?
3. Will any restrictions be placed on the operating hours of the site? Disturbance could be caused to neighbours if the facilities included lighting for evening use or with vehicles parking in Brampton Lane if the site is used for public sports fixtures at weekends.

We support the application for the sports pitches on the main school site but believe that point 3 above may also be relevant to this site."

5.3 There have been 10 letters of representation expressing objections or concerns. The main points being:

- the existing traffic problems in area at school times is a problem and the increase in traffic will make situation worse
- solution would be to have the new vehicle access from Overcross
- possible overspill of cars onto Brampton Road
- could new access be built through industrial estate
- could Brampton Road be designated for residents parking only
- use of site by the school only and should not be used by other parties
- Brampton Road is very narrow and cannot take extra traffic
- should build access bridge direct from school
- site designated as sports field approximately 17 years ago
- present access should be used as road is wider at that point
- is a 10 metre high perimeter fence necessary for an athletics track. Will floodlights be installed and will timing of lights be restricted
- will coppice be retained. This was planted to restrict glare and light from the Somerfield complex
- no dimensions shown for club house
- as home-owner opposite school playing fields would object if the area is to be floodlit
- existing problems of light pollution from the existing floodlights at school. Any additional floodlighting will be closer to houses and will make situation even worse
- increased noise levels from sports activities
- the possible loss of the copse on Brampton Road boundary will have adverse effect on houses. The copse reduces impact of the factories. Could affect existing wildlife in copse
- the land is already artificially high due to excavations that were carried out when Somerfield Depot was built
- need to retain established landscaping
- will facilities be rented out to local football/rugby leagues?

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## 6. Officers Appraisal

- 6.1 The main issues relate to the principle and need for the creation of these sports facilities, their effect on the surrounding environment, the residential amenities of local residents, traffic problems and the effect on local dwellings by the proposed floodlighting at the school site. The most relevant policies are GD.1, R.1, R.6, CF.1 and T.3 of the Local Plan.
- 6.2 With respect to the synthetic turf pitch at the main school site it is considered that this proposal is acceptable. It is a facility that is required by the school and will be environmentally acceptable. However the main issue with this site is the proposed floodlighting. The original scheme as submitted did not have any floodlighting proposed, however the applicants have since added floodlighting, i.e. around the edge of the proposed synthetic pitch, as a revision to the scheme. Full details of the proposed floodlighting are awaited and upon receipt the Head of Environmental Health and Trading Standards will be formally re-consulted on these proposals. The local residents near to the site have been consulted on the revision to the scheme.
- 6.3 Planning permission was previously granted in January 2000, reference No. SE1999/3017/F for tennis courts with floodlighting. However local residents have stated that these floodlights already cause a problem at night, i.e. lighting up their front rooms even when the curtains are closed. However the applicants are of the opinion that the proposed floodlighting should not be a problem to neighbouring dwellings.
- 6.4 With respect to the Brampton Road site, it is considered that the proposed facilities will be a benefit to the local community. The local residents have expressed concerns over extra traffic causing problems and the loss of the small coppice along the Brampton Road boundary. The Traffic Manager has no objections to the proposals. However the Highways Agency has requested more information regarding the use of the facilities before they can comment fully. With respect to the trees and hedging, a condition requiring a landscaping scheme to be submitted could be imposed on any planning permission which can hopefully address any concerns/issues expressed.
- 6.5 In principle the proposed development is considered to be acceptable. However before planning permission can be granted the issues relating to the floodlighting will need to be resolved. Any further comments of local residents following the re-consultation procedure and the comments from the Head of Environmental Health and Trading Standards on the awaited revised floodlighting proposals will need to be fully evaluated. The comments of the Highways Agency relating to the use of the development will also need to be taken into account when they are received with respect to highway issues. Therefore it is recommended that following the completion of these consultation procedures and the issues being satisfactorily addressed that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to any conditions considered necessary by the officer.

## RECOMMENDATION

**That following the completion of the consultation procedures and the issues relating to floodlighting and traffic being satisfactorily addressed that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

**1. A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2. A07 (Development in accordance with approved plans)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3. Notwithstanding the details shown on the approved drawings full details of all new surface treatments, gates and fencing shall first be submitted to and be subject to the prior written approval of the local planning authority before any work commences on site whatsoever.**

**Reason: To protect the visual amenities of the area.**

**4. G04 (Landscaping scheme (general))**

**Reason: In order to protect the visual amenities of the area.**

**5. G05 (Implementation of landscaping scheme (general))**

**Reason: In order to protect the visual amenities of the area.**

**6. F32 (Details of floodlighting/external lighting)**

**Reason: To safeguard local amenities.**

**7. F35 (Details of shields to prevent light pollution)**

**Reason: To minimise light overspill and to protect the amenity of neighbouring properties.**

**8. H06 (Vehicular access construction)**

**Reason: In the interests of highway safety.**

**9. H13 (Access, turning area and parking)**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informative(s):**

**1. N03 - Adjoining property rights**

**2. HN05 - Works within the highway**

**3. N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

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### **Background Papers**

Internal departmental consultation replies.