

North Yorkshire County Council

Business and Environmental Services

Planning and Regulatory Functions Committee

23 July 2019

**C6/19/00151/CMA - PLANNING APPLICATION FOR THE PURPOSES OF THE EXTENSION AND REFURBISHMENT OF EXISTING ARTIFICIAL GRASS PITCH TO FORM A FLOODLIT 3G ARTIFICIAL PITCH (6355 SQ. METRES), ERECTION OF 4.5 METRE HIGH MESH PERIMETER BALL STOP FENCING AND 3 METRE HIGH ENTRANCE GATES, 2 METRE HIGH MESH PERIMETER BARRIER FENCING AND 1.2 METRE HIGH ENTRANCE GATES, 8 NO. 15 METRE HIGH LIGHTING COLUMNS, 9 NO. LOW LEVEL PEDESTRIAN LIGHTING BOLLARDS, ERECTION OF A STEEL STORAGE CONTAINER CREATION OF HARD STANDING AND LEVEL APPROACH (302 SQ. METRES), AND HARD AND SOFT LANDSCAPING WORKS ON LAND AT KING JAMES SCHOOL, KING JAMES ROAD, KNARESBOROUGH, HG5 8EB
ON BEHALF OF DIRECTOR OF BUSINESS SERVICES
(HARROGATE DISTRICT) (KNARESBOROUGH ELECTORAL DIVISION)**

Report of the Corporate Director – Business and Environmental Services

1.0 Purpose of the report

- 1.1 To determine a planning application for the extension and refurbishment of existing Artificial Grass Pitch to form a floodlit 3G Artificial Pitch (6355 sq. metres), erection of 4.5 m high mesh perimeter ball stop fencing and 3m high entrance gates, 2 m high mesh perimeter barrier fencing and 1.2 m high entrance gates, 8 No. 15 metre high lighting columns, 9 No. low level pedestrian lighting bollards, erection of a steel storage container, creation of hard standing and level approach (302 sq. metres) and hard and soft landscaping works on land at King James School, King James Road, Knaresborough, HG5 8EB on behalf of Director of Business Services.
- 1.2 This application is subject to six objections having been raised in respect of this proposal on the grounds of light pollution, noise nuisance, traffic and parking, hours of operation, flooding and security and is, therefore, reported to this Committee for determination.

2.0 Background

Site Description

- 2.1 King James' School is located 20 metres to the south of the A59, which is the main road that runs through the centre of Knaresborough. The school is located towards the north of the site and is set within approximately 9 hectares of land. King James' School is located within a residential area of Knaresborough. It is a non-denominational school and educates children between the ages of 11 to 18 years of age. It was founded in 1616 as King James Grammar School and became a comprehensive school in 1971. The school currently has a capacity of 1,692 children on the school roll. With 360 of these at the sixth form college, as shown on Appendix B the existing plan of the sixth form building.

- 2.2 The main school building comprises single and two storey sections and much of the school is constructed of red brick. The school has had multiple extensions modernising it including a new art block, due to the topography of the school site and the changing levels throughout this has meant expansion has occurred in terraces. There are a number of temporary classroom units located at the school and the school benefits from a large playing field which are located in the south of the site. Tennis courts south of the main school building and are located on a lower level to the main school building and are floodlit (planning permission C6/14/01556/CMA). The site also includes a The 'Multi-Use Games Area' or 'MUGA' incorporating a synthetic pitch and was granted planning permission in 2006 under the terms of planning permission C6/100/324/AW/CMA. The MUGA was further granted permission for 8 No. 15 metre high floodlight columns on 6 August 2013 in the south east of the site.
- 2.3 The application site is situated within terraced playing fields at the rear (south) of the school and the site and surrounding grass sports pitches have been terraced into two levelled areas with steep slopes in between the two levelled pitch areas and the North Eastern edge, 2 2.5 metres in height.
- 2.4 To the north-west of the school site is the main vehicular entrance and exit onto King James Road, and approximately 45 metres further north-west is Knaresborough Swimming Pool. Approximately 15 metres to the north east of the boundary of the school site, and 160 metres north east of the development area are a number of semi-detached residential properties on York Road. The north eastern boundary treatment includes mature trees, a raised embankment and a two metre high wire mesh fence.
- 2.5 The only constraint relevant to the determination of this application is that it is within the Impact Risk Zones for SSSI's. To the south east of the application site and along the eastern school boundary there is a public right of way footpath (number 15.73/20/1), which would not be affected by the application.
- 2.6 A plan showing the application site is attached to this report.

Planning History

- 2.7 The planning history relating to the proposed development site relevant to the determination of this application is as follows: -
- C6/17/03835/CMA, 6 February 2018, demolition of sixth form building (1186 sq. metres), removal of 2 No. Temporary Classroom Units (263 sq. metres), erection of two storey Sixth Form Building (965 sq. metres), external wall mounted lighting, 9 No. 6 metre high lighting columns, re arrangement of car park facility, cycle shelter, bin store, 3 No. pedestrian crossings, creation of footpaths, 1.8 metre high access gate, paving, hard and soft landscaping works, removal of 1 No. existing tree;
 - C6/100/324/BR/CMA, 22 March 2016, erection of black tubular steel rail fencing and vehicular and pedestrian access gates (6 in total) ranging from 2 metres to 2.2 metres in height. Granted and implemented;
 - C6/14/02809/CMA dated 5 September 2014 for the variation of condition No. 2 of Planning Permission Reference number C6/12/04032/CMA which relates to the number of floodlight masts being reduced from 8 to 6;
 - C6/12/04032/CMA, 12 September 2013, installation of 8 No. 15 metre high floodlight columns.

3.0 The proposal

- 3.1 Planning permission is sought for the extension and refurbishment of existing Artificial Grass Pitch (AGP) to form a floodlit 3G Artificial Pitch (6355 sq. metres), erection of 4.5 metre high mesh perimeter ball stop fencing and 3 metre high entrance gates, 2 metre high mesh perimeter barrier fencing and 1.2 metre high entrance gates, 8 No. 15 metre high lighting columns, 9 No. low level pedestrian lighting bollards, erection of a steel storage container, creation of hard standing and level approach (302 sq. metres) and hard and soft landscaping works on land at King James School, King James Road, Knaresborough, HG5 8EB on behalf of the Director of Business Services.
- 3.2 The Applicant has affirmed that this application seeks planning permission to refurbish the current AGP to contribute to the improvement of sporting facilities for curriculum use, match play and training at the school. *“The refurbished AGP will provide sporting benefits to local organisations and community groups in the surrounding Knaresborough area, including local junior and youth football clubs to gain the maximum football developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access. The refurbished AGP will offer a variety of football pitches and training areas within the same enclosed playing space to support development plans into grassroots football and in accordance with The Football Association’s (FA) current technical guidance. The refurbished AGP will provide increased usage in comparison to the existing provision and this intensification of use is made possible by the introduction of a football specific artificial grass surfaced field of play which is more durable especially during winter weather conditions, plus the provision of new artificial (flood) lighting.”*
- 3.3 The proposed height of new open steel mesh ball stop fencing and entrance gates around the entire AGP perimeter would be 4.5 metres and is proposed to be polyester powder coated in dark green (RAL6005).
- 3.4 The new open steel mesh pitch perimeter barrier and entrance gates internally within the pitch enclosure to segregate the artificial grass pitch surface from adjoining hard standing areas are proposed to be 1.2 metres to 2.0 metres in height and are proposed to be polyester powder coated in dark green (RAL6005).
- 3.5 The proposed height of a new floodlight system is 15 metres high comprising eight (8no.) masts mounted with sixteen luminaires with a 2no. / 2no. / 2no. / 2no. arrangement along North Western and South Eastern longitudinal sides of the AGP. The finished appearance would include sectional octagonal base-hinge steel masts with a galvanised finish.
- 3.6 The proposed height of 9no. new low-level pedestrian lighting bollards is 84.8 centimetres and are proposed to be polyester powder coated die-cast aluminium in jet black (RAL9005).
- 3.7 The new outdoor steel maintenance / sports equipment store would be 2.59 metres in height, 6.06 metres in length and 2.44 metres in width and is proposed to be coloured moss green with steel ramps for easy equipment access and egress.
- 3.8 Except for new hard landscaping treatments comprising porous asphalt surfacing for pedestrian and vehicular access, all other soft ground surrounding the area affected by the development shall be reinstated to grass (in accordance with in accordance with BS 4428:1989 Code of Practice for General Landscape Operations).

- 3.9 Visual mitigation will be provided to residential neighbours and to open views over the Nidd Valley to the South, new screen planting will be installed alongside the South Eastern AGP perimeter.
- 3.10 A hard standing level approach totalling 302 square metres is proposed to be constructed which will link the AGP to adjacent school buildings, with 1:24 gradients including level landings for each 500 millimetres rise along the access route.
- 3.11 The construction access is proposed to be from one of the school entrances which adjoins Cemetery Lane to the north of the proposed development. It is also proposed that temporary two metre high security fencing will be erected around the entire development area during the construction period, which would act as an additional mitigation measure.

4.0 Consultations

The consultee responses summarised within this section of the report relate to responses to consultation undertaken on the 11 January 2019.

- 4.1 **Knaresborough Parish Council** – confirmed support for the application.
- 4.2 **Harrogate Borough Council (Planning)** – confirmed no objection subject to limitations on hours of operation to minimise any impact upon the neighbours and also subject to appropriate controls on luminance and light spill in respect of the floodlights.
- 4.3 **Environmental Health Officer (Harrogate)** – re-consulted following submission of further information due to initial concerns with lack of information and hours of use - requests a number of conditions in relation to hours of use of the pitch and floodlights, noise mitigations measures, a noise management plan and floodlight monitoring programme.
- 4.4 **Sport England** – confirmed no objection.
- 4.5 **Highway Authority** – did not respond.
- 4.6 **NYCC Heritage - Principal Landscape Architect** – stated in a consultation response that *“screen planting will take several years to become established, but I am satisfied that this has potential to help reduce adverse visual effects to an acceptable level... Screen planting should be at least 7 metres wide and planted as high as possible along the southern embankment, incorporate native trees and shrubs and a % of evergreen species. I would also wish to see some isolated tree groups to the west side to help filter views from Aspin Park Crescent. Further information would be needed to provide a suitably detailed landscape, maintenance and aftercare scheme which could be secured by condition. Otherwise I am generally supportive of the proposals”*.
- 4.7 **NYCC Heritage – Ecology** – Recommend that the mitigation measures set out in section 5.1 of the Preliminary Ecological Assessment report should be secured by condition.
- 4.8 **NY Police - Designing Out Crime Officer** – stated *“it is noted that the school has a comprehensive security management plan, This plan has been revised to take into consideration the out of school hours that the site will be operating and is commended. I have no other comments to make”*.
- 4.9 **NYCC Arboricultural Officer** – did not respond.

- 4.10 **NYCC Public Rights of Way Team** – requested the following informative:
“*No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.*”

Notifications

- 4.11 **County Councillor David Goode** – was notified of the application.
- 4.12 **County Cllr. Zoe Metcalfe** – was notified of the application.

5.0 Advertisement and representations

- 5.1 This application has been advertised by means of six site notices posted on 11 January 2019 (responses to which expired on 7 February 2019). The Site Notices were posted in the following locations:

- Aspin Lane (North);
- Aspin Lane (South);
- Aspin Park Crescent;
- Farfield Mount;
- Grimbald Road;
- School entrance.

- 5.2 105 Neighbour Notification letters were sent on 23 January 2019 and the period in which to make representations expired on 13 February 2019. Properties were consulted on the following neighbouring residential streets:

- Farfield Mount;
- Grimbald Road;
- Wetherby Road;
- Aspin Park Crescent;
- Farfield Avenue;
- Aspin Lane;
- King James Road;
- York Road;
- Princess Drive
- Orchard Mews;
- Aspin Avenue;
- Aspin Park Drive.

- 5.3 A total of six letters of representation have been received raising objections on the grounds of:-

- Light pollution from floodlights;
- Noise pollution from evening use of the new pitch;
- Issues with flooding due to topography;
- Security;
- Hours of operation;
- Highway safety, parking issues and increased traffic.

6.0 Planning policy and guidance

The Development Plan

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. In this instance, therefore, the *Development Plan* consists of policies contained within a number of planning documents. These documents include:

- any extant planning policies contained within Plan(s) adopted by the County and District (or Borough) Councils ‘saved’ under direction of the Secretary of State; and,
 - any planning policies contained within *Development Plan* Documents adopted under the Local Development Framework regime.
- 6.2 The *Development Plan* for the determination of this particular application comprises the following:
- The extant policies of the Harrogate District Core Strategy (2009);
 - The ‘saved’ policies of the Harrogate Borough Local Plan (2001).
- 6.3 The Harrogate Core Strategy (adopted 2009) has particular relevance in the determination of this application and the policies most relevant include:
- Policy SG4 – Design and Impact;
 - Policy EQ1 - Reducing Risks to the Environment;
 - Policy C1 – Inclusive Communities.
- 6.4 Within the Harrogate Core Strategy Policy SG4, “Design and Impact” with regards to residential amenity it states *“the scale, density, layout and design should make the most efficient use of land”*, and that the *“visual, residential and general amenity should be protected and where possible enhanced”*. This policy is consistent with the NPPF’s objectives of presumption in favour of sustainable development, as outlined in paragraph 17 of the Framework, which relates to the importance of achieving a good quality of design to ensure a good quality and standard of amenity for all existing and future occupants. Therefore, full weight can be given to this policy in the determination of this application.
- 6.5 Policy EQ1 states “In partnership with the community, the development industry and other organisations, the level of energy and water consumption, waste production and car use within the District, and the consequential risks for climate change and environmental damage will be reduced through design, construction and subsequent operation of all new development seeking to minimise energy and water consumption, the use of natural non-renewable resources, travel by car, flood risk and waste. Stating until a higher national standard is required, all new development requiring planning permission for other types of development it should attain ‘very good’ standards as set out in the Building Research Establishment Environmental Assessment Method (BREEAM). Finally stating proposals for renewable energy projects will be encouraged, providing any harm caused to the local environment and amenity is minimised and clearly outweighed by the need for and benefits of the development”.
- 6.6 Another relevant policy stated in Harrogate’s Core Strategy (2009) is Policy C1 entitled “Inclusive communities” it advises *“the use and development of land will be assessed having regard to community needs within the District, with particular importance placed on the following specific needs identified through the Harrogate District Community Plan and other relevant strategies and plans:*
- a. *elderly people, especially in terms of open market housing, health, sport and recreation;*
 - b. *young people, especially in terms of affordable housing, higher education/training and sport, leisure, cultural and entertainment facilities;*
 - c. *the rural population especially in terms of affordable housing and access to services;*
 - d. *disabled people, especially in terms of access to services and mobility.”*
- 6.7 Chapter 8 of the NPPF, entitled ‘Promoting Healthy and Safe Communities’, reinforces the role that the planning system can have in facilitating healthy, inclusive

communities. Stating that planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. In this instance only parts 'b' and 'd' of this policy is considered relevant to the determination of this application as it relates to the provision of facilities related to the provision of education and the improvement of services for disabled people. It is therefore considered that Policy C1 'b' and 'd' of the Harrogate District Core Strategy (2009) are consistent with the National Planning Policy Framework (as amended 2019) and therefore full weight can be applied in determining this application.

6.8 In addition to the Harrogate District Core Strategy (2009) the Harrogate District Local Plan (2001) also warrants consideration in relation to this proposal. The policy most relevant include:

- 'Saved' Policy HD20 - Design of New Development and Redevelopment;

6.9 'Saved' Policy HD20, entitled 'Design of New Development and Redevelopment', from the Harrogate Local Plan (2001) advises that proposals must take into account the following design principles:

- *New buildings should make a positive contribution to the spatial quality of the area and their siting and density should respect the area's character and layout.*
- *'The use and application of building materials should respect materials of neighbouring buildings and the local area;*
- *New development should respect the local distinctiveness of existing buildings, settlements and their landscape setting.*
- *New buildings should respect the scale, proportions and height of neighbouring properties.*
- *New building design should respect, but not necessarily mimic, the character of their surroundings and, in important location, should make a particularly strong contribution to the visual quality of the area.*
- *The use and application of building materials should respect materials of neighbouring buildings and the local area*
- *New development should be designed with suitable landscaping as an integral part of the scheme;*
- *Special consideration will be given to the needs of disabled and other inconvenienced persons, particularly in proposed developments to which there will be public access;*
- *New development should respect the privacy and amenity of nearby residents and occupiers of adjacent buildings;*
- *New development should maximise the opportunities for conservation of energy and resources through design, layout, orientation and construction.*
- *New development should, through design, layout and lighting, pay particular attention to the provision of a safe environment'.*

6.10 This Policy is considered partially consistent with the NPPF's objectives of achieving sustainable development through good design, in particular development respecting the character of the area. It is noted, that the NPPF states that *'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation'*. The NPPF states *'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and*

places and the integration of new development into the natural, built and historic environment’.

- 6.11 In terms of the design aims of Policy HD20, it is therefore considered that the policy is broadly consistent with the aims of the National Planning Policy Framework (2012) and, therefore, partial weight should be afforded Policy HD20 in relation to the determination of this application.
- 6.12 Within the Harrogate District Local Plan, ‘Saved’ Policy CFX, titled ‘Community Facilities Protection’, states that *‘proposals involving the loss of land or premises in community use, including community halls, schools, colleges, nurseries, place of worship, health services, care homes, libraries and public houses will not be permitted, except where it can be shown that:*
- a. *Continued community use would cause unacceptable planning problems; or*
 - b. *A satisfactory replacement facility is provided, in a suitably convenient location for the catchment served prior to the commencement of development; or*
 - c. *There is no reasonable prospect of:*
 - i) *The existing use continuing on a viable basis with all options for continuance having been fully explored, as a priority and, thereafter,*
 - ii) *Securing a satisfactory viable alternative community use.’*
- 6.13 This Policy is consistent with the principles of the NPPF in relation to the provision of community facilities. Therefore, it is considered that full weight can be given to this Policy in the determination of this application.

Other policy considerations:

National Planning Policy

- 6.14 The policy relevant to the determination of this particular planning application provided at the national level is contained within the following documents:
- National Planning Policy Framework (NPPF) (published February 2019)

National Planning Policy Framework

- 6.15 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied.
- 6.16 The overriding theme of Government policy in the NPPF is to apply a presumption in favour of sustainable development. For decision-making this means approving development proposals that accord with the development plan without delay (if plans are up-to-date and consistent with the NPPF). The Government defines sustainable development as that which fulfils the following three roles:
- a) ***‘an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
 - b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and***
 - c) ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’***

- 6.17 Within the NPPF, paragraph 11 of the Framework advises that when making decisions, development proposals that accord with the development plan should be approved without delay and when the development plan is absent, silent or relevant policies are out of date, permission should be granted unless:
- i.) *‘the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - i.) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.’*
- 6.18 This national policy seeks to ensure that there are positive improvements in people’s quality of life including improving the conditions in which people live, work, travel and take leisure.
- 6.19 Paragraph 92 within Chapter 9 (Promoting healthy and safe communities) of the NPPF states *‘to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - b) *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
 - c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
 - d) *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
 - e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.’*
- 6.20 Paragraph 94 within Chapter 8 (Promoting healthy and safe communities) of the NPPF states that *“the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.”* Going on to specify planning authorities must take a *“proactive, positive and collaborative approach”* to meeting this requirement. They should:
- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*
- 6.21 Paragraph 96 within Chapter 8 (Promoting healthy and safe communities) of the NPPF states that *‘Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.’*
- 6.22 Paragraph 97 within Chapter 8 (Promoting healthy and safe communities) of the NPPF states that *‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*

*b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

6.23 Paragraph 124-27 within Chapter 12 (Achieving Well Designed Places) of the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out a clear design vision and expectations of development that will be expected for the area. Such policies should be based on stated objectives and designed with local communities, so they reflect their local aspirations, and are grounded in an understanding and evaluation of each areas defining characteristics. Planning policies and decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visits
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.24 Paragraphs 130 within Chapter 12 (Achieving Well Designed Places) of the NPPF states 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'

6.25 Within paragraph 180 of the Framework it is noted that *"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) *identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."*

National Planning Practice Guidance (PPG) (2014)

- 6.26 On 6th March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (PPG) web-based resource. This was accompanied by a *Written Ministerial Statement* which includes a list of the previous planning practice guidance documents cancelled. The NPPG supports the national policy contained within the NPPF. The guidance relevant to the determination of this application is contained within the following sections: -

Design:

- 6.27 This states how good design is essential to sustainable development with reference to the importance of it being functional, in that it relates well to its surrounding environment, and is designed so that it delivers its intended purpose whilst maintaining a distinctive character. It though must also “*reflect an areas function, history, culture and its potential need for change*’. Ensuring a development can:
- deliver a wide range of planning objectives.
 - enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.
 - address the need for different uses sympathetically.

Light pollution:

- 6.28 Light intrusion occurs when the light ‘spills’ beyond the boundary of the area being lit. For example, light spill can impair sleeping, cause annoyance to people, compromise an existing dark landscape and/or affect natural systems (e.g. plants, animals, insects, aquatic life). It can usually be completely avoided with careful lamp design selection and positioning:

- Lighting near or above the horizontal is usually to be avoided to reduce glare and sky glow (the brightening of the night sky).
- Good design, correct installation and ongoing maintenance are essential to the effectiveness of lighting schemes.

- 6.29 Lighting only when the light is required can have a number of benefits, including minimising light pollution, reducing harm to wildlife and improving people’s ability to enjoy the night-sky:

- Lighting schemes could be turned off when not needed (‘part-night lighting’) to reduce any potential adverse effects e.g. when a business is closed or, in outdoor areas, switching-off at quiet times between midnight and 5am or 6am. Planning conditions could potentially require this.
- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times.

Noise:

- 6.30 This states how noise needs to be considered when new developments would be sensitive to the prevailing acoustic environment. The subjective nature of noise means that there is not a simple relationship between noise levels and the impact on those affected. This will depend on how various factors combine in any particular situation. Local planning authorities’ plan-making and decision taking should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

- 6.31 It also states that “*neither the Noise Policy Statement for England nor the National Planning Policy Framework (which reflects the Noise Policy Statement) expects noise to be considered in isolation, separately from the economic, social and other environmental dimensions of proposed development*”.

- 6.32 In line with the Explanatory Note of the Noise Policy Statement for England, this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation. As noise is a complex technical issue, it may be appropriate to seek experienced specialist assistance when applying this policy.

Open space, sports and recreation facilities, public rights of way and local green space:

- 6.33 This states how all open space of public value should be taken into account in planning for a new development. This can take many forms and have many benefits including health and wellbeing, ecological and contribute to green infrastructure. It is also important in achieving sustainable development. It is for local authorities to access the need for provision in their local areas but are required to consult Sport England in certain cases affecting playing fields. This also states public rights of way form an important component of sustainable transport links and should be protected or enhanced.

7.0 Planning considerations

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the *Development Plan* unless material considerations indicate otherwise. In light of the abovementioned policies the main considerations in this instance are the principle of the proposed development, need, impact upon residential amenity, highways matters, sports and recreation and management, security and the fear of crime and other considerations.

Principle of the proposed development

- 7.2 The applicant states in the Design & Access and Planning Statement (ref. LSUK 18-0461) dated 7 January 2019 that the proposed development is required to contribute to the improvement of sporting facilities for curriculum use, match play and training at King James School. The refurbished Artificial Grass Pitch (AGP) would provide sporting benefits to local organisations and community groups in the surrounding Knaresborough area, including local junior and youth football clubs to gain the maximum football developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access. The pitch would offer a variety of football pitches and training area within the same enclosed playing space to support development plans into grassroots football and in accordance with The Football Association's (FA) current technical guidance. Therefore the proposed development is in line with Paragraph 92 within Chapter 8 of the NPPF (2019), which advises that Planning Authorities "*plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, open space...] and other local services to enhance the sustainability of communities and residential environments*".
- 7.3 It is noted that the principle of improving school facilities is promoted within the NPPF in both securing sustainable development whilst supporting the needs to alter/enhance schools. Furthermore, it is noted that the proposal receives support within Chapter 8 of the NPPF in seeking to improve health and well-being through improved access to and opportunities for sport and sporting provision. The principle of the development is therefore supported and because of the health benefits the development would bring is compliant with national guidance and district Policy C1 'Inclusive Communities' which states that "*the use and development of land will be*

assessed having regard to community needs within the District, with particular importance placed on the following specific needs identified through the Harrogate District Community Plan and other relevant strategies and plans:

- *young people, especially in terms of affordable housing, higher education/training and sport, leisure, cultural and entertainment facilities”*

7.4 In this instance, and, on balance, the public benefit of the proposal means that the application should be considered acceptable in principle subject to consideration of other matters including the impact on residential amenity, the character of the area and any highways matters. It is therefore considered that the proposed development is fit for purpose and the principle is in accordance with the National Planning Policy Framework paragraphs Chapter 8 and the Harrogate District Core Strategy (2009) Policy C1 for community facilities.

Need

7.5 In terms of the existing provision and local demand for extended use of the pitch for tournaments that take place beyond the normal school hours, it is noted that no objections have been received with regard to the need for the new pitch. It is understood that the new pitch will provide increased usage in comparison to the existing provision and this intensification of use is made possible by the introduction of a football specific artificial grass surfaced field of play which is more durable especially during winter weather conditions, plus the provision of new artificial flood lighting. This is compliant with District policy C1 ‘Inclusive Communities’ which support the social interaction, health and wellbeing of the local community.

7.6 This is also endorsed by the Sport England consultation response dated 29 January 2019 which states support for the application, and is also supported by the NPPF (2019) which acknowledges that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

7.7 Harrogate Borough Council Planning requested as part of their consultation response that a condition be imposed, if planning permission were to be granted to restrict the hours of use of both the pitch and floodlights. The Environmental Health Officer specified that these hours be specifically restricted to between 08:30 – 21:00 Mondays to Sundays and Public Holidays.

Design

7.8 It is considered that the proposed scale and design of the proposed AGP is sympathetic to the appearance of the existing school building and grounds, as the proposed AGP would extend and refurbish the existing pitch. Consideration is given to the design and colour finish of the perimeter fencing and gates around the proposed AGP, along with the storage container, lighting columns and bollards and hardstanding. The perimeter would comprise new open steel open mesh ball stop fencing and entrance gates which are proposed to be approximately 4.5 metres high and polyester powder coated in dark green (RAL6005). The new open steel mesh pitch perimeter barrier and entrance gates internally within the pitch enclosure to segregate the artificial grass pitch surface from adjoining hard standing areas are proposed to be 1.2 metres to 2.0 metres in height and are proposed to be polyester powder coated in dark green (RAL6005).

7.9 The fencing and gates are unlikely to unduly impact on residential amenity and views of the site due to the existing provisions of a sports pitch with similar perimeter treatment and it is not a solid visual barrier. The impact of the mesh fencing would not have a detrimental impact upon the openness of the site as it is lightweight and transparent. It is also considered that the proposed colour finish is suitable due to it

limiting the visual impact of the development against the surrounding rural area indicating that the proposed development is in accordance with Planning Practice Guidance for design through enhancing the quality of buildings and spaces and also improving the form and function of the site. The development also does not conflict with the NPPF in terms of the design of the built environment and planning 'positively'.

- 7.10 The proposed height of a new floodlight system is 15 metres high comprising eight (8no.) masts mounted with sixteen luminaires with a 2no. / 2no. / 2no. / 2no. arrangement along North Western and South Eastern longitudinal sides of the AGP. The finished appearance includes sectional octagonal base-hinge steel masts finished galvanised self-coloured. The proposed height of 9no. new low-level pedestrian lighting bollards is 84.8 centimetres and are proposed to be polyester powder coated die-cast aluminium in jet black (RAL9005).
- 7.11 The lighting for the proposal has been designed to ensure that there is minimal glare or light intrusion in accordance with Planning Practice Guidance for lighting (2014), whilst providing the necessary light (lux) levels across the playing surface. The eight lighting columns are to each comprise two floodlight luminaires complete with 2kW lamps and fittings mounted on a 15 metre high column. The lighting units would be finished in raw aluminium. To ensure that overspill and backward light projected outside the AGP does not create unacceptable light impact to residential neighbours, luminaires will be installed with minimal aiming angles (as recommended by The Institution of Lighting Professionals) to reduce horizontal and vertical overspill. Whilst it could be argued that the lighting columns add further visual clutter it is considered that when viewed against the backdrop of adjacent school complex they would not have any significant impacts on the area. This is supported by Planning Practice Guidance for light pollution and consistent with NPPF paragraph 180 which both state through careful design, correct installation and ongoing maintenance the effects of lighting can be limited. It is also supported through Policy EQ1 of the Harrogate Core Strategy (2009) which states "*the level of energy within the District, and the consequential risks for climate change and environmental damage will be reduced through design, construction and subsequent operation of all new development seeking to minimise energy*".
- 7.12 The proposed steel outdoor maintenance / sports equipment container is proposed to be 2.59 metres in height, 6.06 metres in length and 2.44 metres in width and is proposed to be coloured moss green with steel ramps for easy equipment access and egress. A hard standing level approach totalling 302 square metres is proposed to be constructed which will link the AGP to adjacent school buildings, with 1:24 gradients including level landings for each 500 millimetres rise along the access route. It is considered that that the proposed scale and design of both the equipment store and hardstanding is sympathetic to the appearance of the existing school building and grounds.

Residential amenity (noise and light)

- 7.13 An important consideration in the determination of this application is the potential impact the development may have upon local amenity. The significance of this matter is expressed in both National policy regarding paragraph 180 of the NPPF and Local Planning Policy including the Harrogate Core Strategy Policy SG4 – 'Design and Impact' and the Harrogate District Local Plan 'Saved' Policy HD20 – 'Design of New Development and Redevelopment' which seek to limit the impact of developments upon local residents, and which must be taken into consideration in the determination of planning applications. It is further noted, that concerns have been raised by objectors to this application in relation to the potential impact of the development upon their amenity in terms of noise and lighting from the proposal, as well as

concerns regarding the potential for an increase in vehicle movements around the school site.

- 7.14 The approximate distances to the boundaries of the residential properties on neighbouring residential streets, from the proposed AGP pitch location are as follows:-
- Aspin Park Crescent – 40 metres south;
 - Farfield Mount – 50 metres south-east;
 - York Road – 60 metres north;
 - Grimbald Road – 95 metres south-east;
 - Aspin Park Drive – 120 metres south;
 - Princess Drive – 125 metres north;
 - Farfield Avenue – 170 metres south-east;
 - Wetherby Road – 195 metres south-east;
 - King James Road – 200 metres north-west;
 - Aspin Lane - 225 metres west;
 - Orchard Mews – 250 metres north-east;
 - Aspin Avenue - 260 metres south-west.
- 7.15 The boundary treatment of the properties is a mix type of wooden fencing, hedgerows and trees. To the south of the school site the topography drops from that of the school site.
- 7.16 The proposed hours of operation as submitted to 22:00 of the new pitch, raised objection from local residents who feel that this will lead to an increase in noise, light pollution, traffic and security issues. Especially on an evening, some objectors feel the extended use would be unacceptable and the facility should be kept closed to protect their amenity.
- 7.17 It is acknowledged that the proposal would result in extended times of use of the external sports facility; particularly during winter months, which is resultant from an intensification of use made possible by the enhanced durability of 3G artificial grass pitch surface in comparison to natural turf and therefore the potential impact of noise from the extended hours of use, on the residential properties requires due consideration.
- 7.18 It is considered that whilst acknowledging the proximity of local residential properties in the vicinity, the potential for light and noise pollution would not be detrimental to local amenity due to various mitigation measures which are proposed, including restriction on hours of use, new planting to the southern embankment of the school site and the installation of a 4.5 metre high noise attenuation barrier on the southern boundary of the proposed pitch. This is endorsed by the consultation and reconsultation responses from the Environmental Health Officer at Harrogate Borough Council who confirmed that the imposition of conditions requiring compliance with proposed mitigation measures, a noise management plan, restricted hours of use and a floodlight monitoring programme would make the proposal acceptable from an environmental protection viewpoint. Therefore weight can be given to Harrogate Core Strategy Policy SG4 titled 'Design and Impact' and the Harrogate District Local Plan 'Saved' Policy HD20 titled 'Design of New Development and Redevelopment'.
- 7.19 The Applicant has initially applied for hours of use until 22:00hrs, however following objections from local residents and advice from the Environmental Health Officer, this has been shortened to 21:00hrs. It should be noted that the existing school playing field does not have any time constraints attached to it and is mostly used during the

school day for sporting activities, P.E. lessons and an area for break time use by students. The proposed development is also supported by Sport England and the Football Association, who are happy that community use is encouraged by this development. Therefore weight can be given to 'Saved' Policy CFX of the Harrogate District Local Plan, which seeks to protect and enhance community facilities.

- 7.20 Notwithstanding the above comments, it is noted that due to the close proximity of the nearest residential properties, the construction works associated with the development do have the potential to negatively impact upon local amenity. For this reason, it is considered appropriate to restrict the permitted hours of construction to avoid any such works taking place during unsociable hours, which would be secured and controlled through condition in the event that planning consent is granted for the development. This approach is also considered to be consistent with the principles of the NPPF as outlined within paragraph 180 of the Framework, which advocates the use of conditions to further mitigate against the negative impacts of noise.
- 7.21 The potential for light pollution from the proposed floodlights has been considered and it is noted that the proposed light levels of the floodlights would be a maintained average illumination level which accords with the FA requirements that the maintained average illumination level must be greater than '200-Lux' in order for sports to take place. These would vary dependant on the type of activity taking place on the pitch. The timing and duration of the lighting would be restricted so that the floodlights are only used during the hours of 08:30 and 21:00 in line with those permitted for the use of the pitch.
- 7.22 The Planning Statement which accompanies the application concludes that the proposed floodlighting system is specifically designed to fulfil sports lighting requirements and is particularly suited to application where low light pollution is essential. The 15 metre high masts provides the most efficient solution and are proposed to have a slim-line profile which should minimise daytime visual impact and the proposed system is an asymmetric down lighting luminaire which while providing the optimum sports lighting solution, will ensure that light reaches the sports surface and not flood into the sky. It is proposed that time clocks shall be installed to the floodlights to ensure that they do not remain on any later than the permitted hours of operation, therefore mitigating impact to the surrounding environment. This is consistent with Planning Practice Guidance 2014 for light pollution because of the use of conditions to minimise the effect the lighting columns would have.
- 7.23 The proposed lighting associated with the development has been raised as a concern in letters of representation from members of the public. However it is noted that the Harrogate Borough Council Environmental Health Officer (EHO) has raised no concerns in relation to the proposed lighting and as such, it is not considered necessary to condition further shielding on the proposed lighting. The EHO however has asked that periodic lighting checks and assessments be undertaken by the operator to ensure the installation continues to satisfy the requirements, particularly to ensure the floodlights do not give rise to light intrusion at relevant light sensitive receptors. This is proposed to be controlled by condition should planning permission be granted and would be in line with guidance from the Football Association that requires lighting used on football pitches to be check every 'two seasons' which equates to every two years.
- 7.24 Although the lighting is considered unlikely to adversely impact upon local amenity, it is considered prudent to restrict the hours of use and operation of the lighting to times when the Sports hall and all-weather sports pitch are in use, to avoid impacting upon local amenity through light disturbance late at night. Such mitigation is proposed to be controlled through the imposition of a condition requiring all such

lighting to be switched off when the facility is not in use. This approach is considered to be consistent with the principles of the NPPF as outlined within paragraph 180 in ensuring that developments limit light pollution upon local amenity, and also advocates the use of conditions to further mitigate against the negative impacts of light pollution.

Highways matters - Traffic and parking

- 7.25 As above, residents are concerned that additional vehicle movements will be generated by users of the new pitch who might use the neighbouring residential streets for parking and as a means of access to the school site if it were to benefit from the refurbishment of the existing sports pitch, and that further noise issues would result from this. The Applicant has affirmed that vehicle movements should remain much the same as is currently, that this development would not cause a traffic flow issue, and that existing school parking would be used by users of the new pitch.
- 7.26 At the time of writing this report, the Local Highways Authority had not provided a response to the consultation.

Open space, sport and recreation

- 7.27 Consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the area in which it is set, the impact upon the private amenity of neighbouring properties and local highway safety, amongst other material considerations.
- 7.28 The proposed development will implement better sporting provision in terms of quality and quantity which is in a suitable location for the both the school and local community by providing access and opportunities for sport and recreation and making an important contribution to the health and well-being of interested community groups. There is no additional development as part of this application which would result in any impact on the provision of open space and playing fields, due to the provision being for sports facilities. The provision of improved and refurbished sports facilities for school and community use is consistent with chapter 8 of the NPPF 'promoting healthy communities', in particular with paragraph 70 which states:
- "To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;"*

- 7.29 This is further endorsed by the consultation response letter received from Sport England, who confirmed no objection to the proposed development.
- 7.30 It is noted that the proposal receives support within Chapter 8 of the NPPF in seeking to improve health and well-being through improved access to and opportunities for sport and sporting provision. The development is therefore compliant with national guidance and 'Saved' Policy CFX of the Harrogate District Local Plan, which seeks to protect and enhance community facilities.

Management, Security and the fear of crime

- 7.31 It is acknowledged that objections have been raised in relation to the community use of the proposed development and it is considered that King James School would continue to manage the facility. Further consideration has been given to security and the fear of crime as an impact and the application was subject to consultation with the

Police Designing Out Crime Officer, who commended the schools comprehensive security management plan.

- 7.32 It is further noted that there has been no request for any further information from the Police Designing Out Crime Officer with regard to the security and management of the school site or proposed new pitch.
- 7.33 Paragraph 91 of the NPPF (2019) states that decisions should aim to achieve healthy, inclusive and safe places which are accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and therefore it is considered that the development is consistent with the NPPF and further endorsed by the commendation of the security plan by North Yorkshire Police.

8.0 Conclusion

- 8.1 There are no material planning considerations to warrant the refusal of this application for the extension and refurbishment of existing Artificial Grass Pitch to form a floodlit 3G Artificial Pitch (6355 sq. metres), erection of 4.5 m high mesh perimeter ball stop fencing and 3m high entrance gates, 2 m high mesh perimeter barrier fencing and 1.2 m high entrance gates, 8 No. 15 metre high lighting columns, 9 No. low level pedestrian lighting bollards, erection of a steel storage container, creation of hard standing and level approach (302 sq. metres) and hard and soft landscaping works. It is considered that the proposed development has the potential to impact upon local amenity, however this impact is not considered to be adverse due to mitigation measures that are proposed. Furthermore, it is considered that the scale, design and appearance of the proposal is in-keeping with the character of the existing school building, would not significantly impact upon the surroundings streets and as such, the proposed development would not result in an adverse impact upon the character of the school site or surrounding area. The proposed development is consistent with the principles of the NPPF, PPG and is in compliance with policies of the Harrogate District Core Strategy (2009) the Harrogate District Local Plan (2001).
- 8.2 For the reasons mentioned above, it is therefore considered that, the proposed development is compliant with the policies which comprise the Development Plan currently in force for the area and all other relevant material considerations.

9.0 Recommendation

9.1 For the following reasons:

- the proposed development has the potential to have an impact upon local amenity; however this impact is not considered to be adverse because of the mitigation measures such as the proposed planting and noise attenuation barrier;
- the proposed development would have a limited impact upon the character of the school site and the wider surrounding area because of the landscaping included in the proposal and its scale in consideration to the existing site;
- the proposed development would have a minimal impact the local highways network, the traffic from the proposed development would not have an adverse effect on capacity or highways safety;
- the proposed development accords with the NPPF, NPPG and policies of the Harrogate District Core Strategy (2009) the Harrogate District Local Plan (2001) which comprise the Development Plan currently in force for the area;

That, **PLANNING PERMISSION BE GRANTED** subject to the following conditions:

1. The development to which this permission relates must be implemented no later than the expiration of three years from the date of this Decision Notice.

Reason: To comply with Section 91 of Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application details dated 13 December 2018 and the following approved documents and drawings:

Ref.	Date	Title
18-0461 BM22583 0415 01	07/01/19	Location Plan
18-0461 BM22583 0415 02	07/01/19	Site Plan
18-0461 BM22583 0415 03	09/11/18	Existing Plan
18-0461 BM22583 0415 04	09/11/18	Proposed Plan (AGP Plan)
18-0461 BM22583 0415 05	09/11/18	Proposed Layout (AGP Layout)
18-0461 BM22583 0415 06	09/11/18	AGP Floodlights
18-0461 BM22583 0415 07	07/01/19	AGP Elevations
18-0461 BM22583 0415 08	07/01/19	AGP Elevations – individual components
18-0461 BM22583 0415 09	09/11/18	Construction Site Area & Access
18-0461 BM22583 0415 10	07/01/19	Existing & Proposed Levels
18-0461 BM22583 0415 11	09/11/19	Surface Water Drainage Details
LSUK 18-0461	07/01/19	Design & Access Statement and Planning Statement
11058H	21/11/18	AGP Floodlight Design
-	Dec 18	Security Management Plan
7607/DO	Mar 19	Noise Impact Assessment
-	-	OptiSpace lighting bollard spec
-	-	Optivision lighting downlight performance spec
KJS-19-01	Feb 19	Preliminary Ecological Appraisal

Reason: To ensure that the development is carried out in accordance with the application details.

3. The hereby approved Artificial Grass Pitch (AGP) shall only be used between 08:30 and 21:00hrs Monday to Sunday and Bank/Public Holidays.
4. The floodlights associated with the use of the AGP shall be switched off outside of the above hours.

Reason: In the interests of public amenity.

5. No construction works shall take place except between the following times:

0800 – 1900hrs Monday to Friday;
0800 – 1300hrs Saturdays

And no construction operations on Sundays or Bank/Public Holidays.

Reason: In the interests of public amenity.

6. Within three months of the date of this decision notice, a noise management plan shall be submitted to and approved in writing by the County Planning Authority, which specifies the provisions to be made for the control of noise emanating from the site. This scheme, as approved, shall be implemented before the development is brought into use.

Reason: In the interests of public amenity.

7. Within three months of the date of this decision notice, a detailed landscape, maintenance and aftercare scheme shall be submitted to and approved in writing by the County Planning Authority. The landscaping scheme will be implemented in accordance with the agreed scheme for the duration of the life of the development.

Reason: In the interests of public amenity.

8. During the operational life cycle of the approved floodlighting system, lighting checks and assessments will be undertaken bi-annually by the operator to ensure the installation continues to satisfy the requirements hereby approved, particularly to ensure the floodlights do not give rise to light intrusion at relevant light sensitive receptors. The results of such assessments shall be submitted in writing to the County Planning Authority for information.

Reason: In the interests of public amenity.

Informative:

No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Statement of Compliance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose not to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

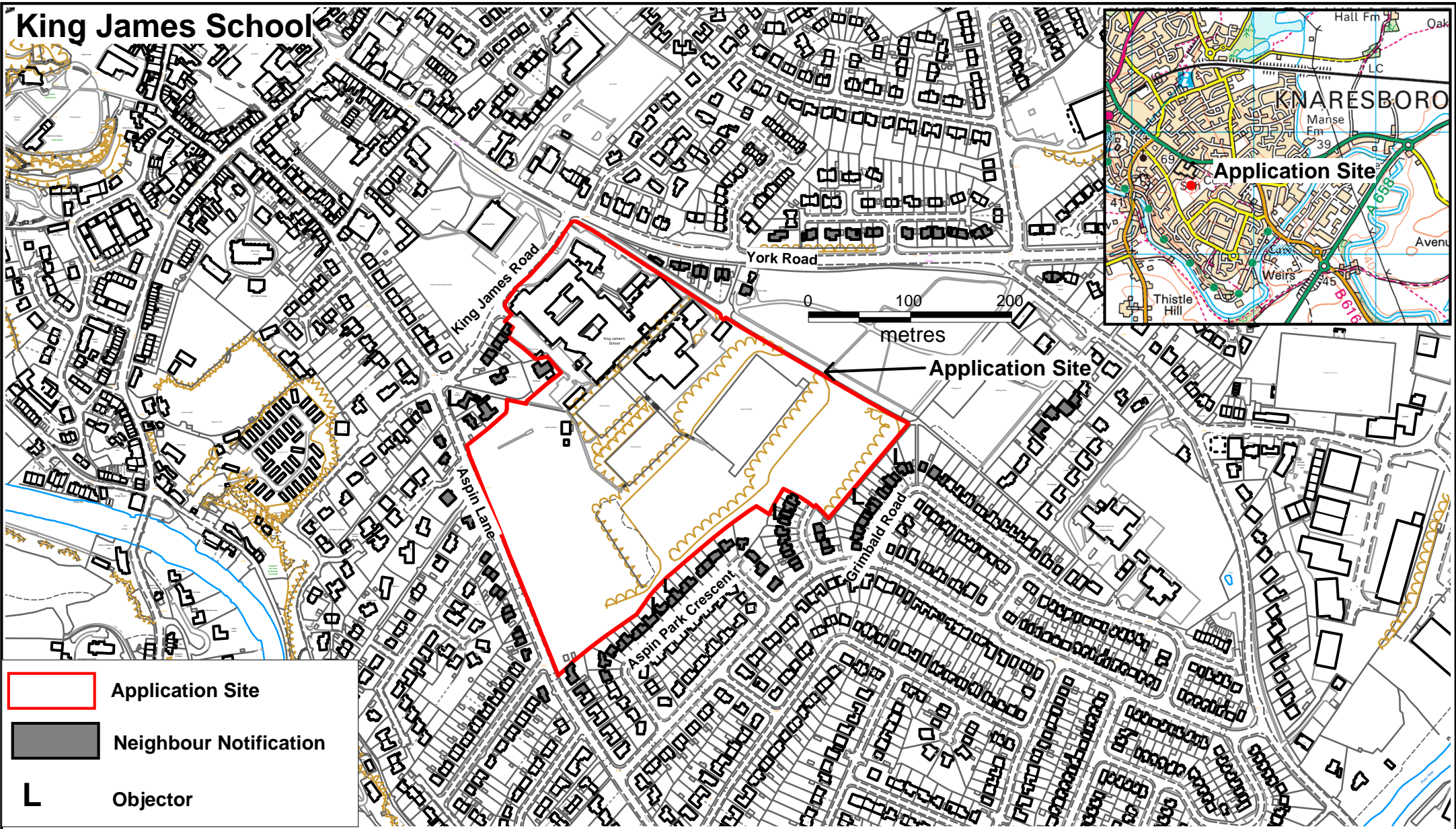
DAVID BOWE
Corporate Director, Business and Environmental Services

Author of report: Amy Taylor

Background Documents to this Report:

1. Planning Application Ref Number: C6/19/00151/CMA (NY/2018/0278/FUL) registered as valid on 10 January 2019. Application documents can be found on the County Council's Online Planning Register by using the following web link:
<https://onlineplanningregister.northyorks.gov.uk/register/>
2. Consultation responses received.
3. Representations received.

King James School




	Application Site
	Neighbour Notification
	Objector

Application No : C6/19/00151/CMA

Title: extension and refurbishment of existing Artificial Grass Pitch to form a floodlit 3G Artificial Pitch (6355 sq. metres), erection of 4.5 m high mesh perimeter ball stop fencing and 3m high entrance gates, 2 m high mesh perimeter barrier fencing and 1.2 m high entrance gates, 8 No. 15 metre high lighting columns, 9 No. low level pedestrian lighting bollards, erection of a steel storage container (302 sq. metres), creation of hard standing and level approach and hard and soft landscaping works at King James School, King James Road, Knaresborough, HG5 8EB

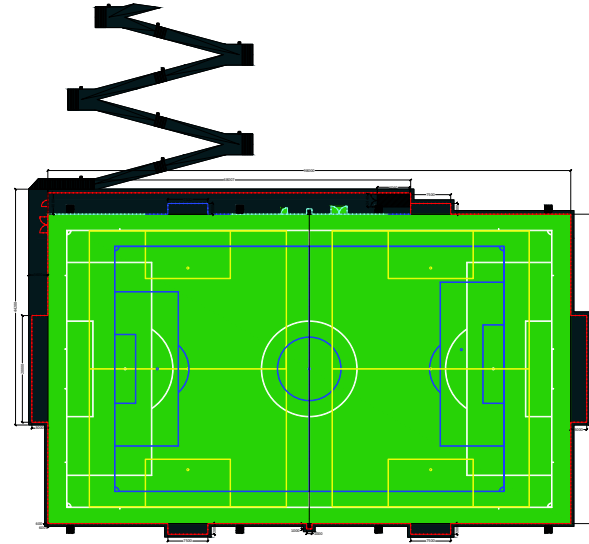
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 N	Business & Environmental Services, North Yorkshire County Council County Hall, Northallerton, North Yorkshire. DL7 8AH
	Scale : 1:5,000 Date : May 2019 Filename : King James Compilation & Analysis : AT/JB

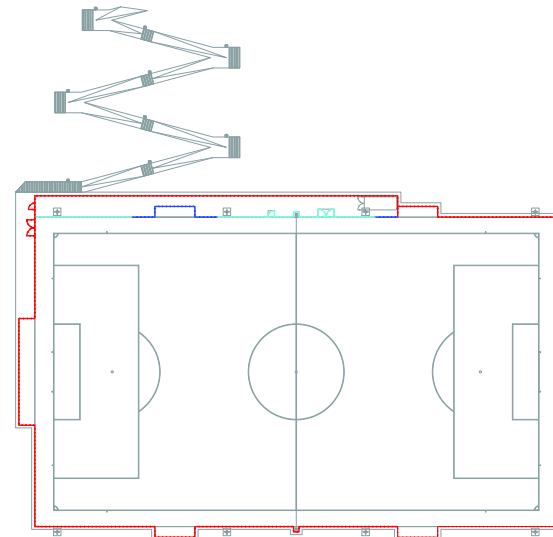
ARTIFICIAL GRASS PITCH (AGP) LAYOUT



AGP LAYOUT WITH DIMENSIONS



AGP BALL STOP FENCING AND PITCH BARRIER ARRANGEMENT



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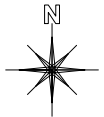
- ARTIFICIAL GRASS (FOOTBALL TURF) SURFACING TO FIELD OF PLAY
- HARD STANDING AREAS (PORTABLE GOALS STORAGE / PEDESTRIAN ACCESS AND CIRCULATION / MAINTENANCE ACCESS)
- PAVED MOWING MARGIN (WEED / VEGETATION BARRIER)
- MAINTENANCE EQUIPMENT STORE
- DIVIDING NET SYSTEM
- 15M HIGH FLOODLIGHT MAST WITH LUMINAIRES AND CONCRETE BASE FOUNDATION
- 4.5M HIGH BALL STOP FENCE
- 2.0M HIGH PITCH BARRIER
- 1.2M HIGH PITCH BARRIER
- 3.0M HIGH PEDESTRIAN GATED ENTRANCE TO SOUTH WESTERN CORNER OF AGP ENCLOSURE
- 1.2M HIGH PEDESTRIAN GATED ENTRANCE INTERNALLY WITHIN FENCED ENCLOSURE
- 3.0M HIGH MAINTENANCE GATED ENTRANCE TO SOUTH WESTERN CORNER OF AGP ENCLOSURE
- 1.2M HIGH MAINTENANCE GATED ENTRANCE INTERNALLY WITHIN FENCED ENCLOSURE
- LEVEL APPROACH (CLEAN ACCESS) WITH 1:24 GRADIENTS INCLUDING LEVEL LANDINGS FOR EACH 500 RISE ALONG THE ACCESS ROUTE
- AMENITY BOLLARD LIGHTING ALONG LEVEL APPROACH ROUTE
- EXAMPLE NOISE CONTOUR WHERE EQUIVALENT CONTINUOUS NOISE LEVEL OF 50 DB (LAKES 2 HOUR) CAN BE ACHIEVED AT HEIGHT OF 1.5M ABOVE GROUND

NOISE IMPACT
 THE TYPICAL EXTENT WHERE EQUIVALENT CONTINUOUS NOISE LEVELS CREATED BY USE OF THE AGP REDUCES TO 50 DB AT A HEIGHT OF 1.5M ABOVE GROUND LEVEL BEFORE REACHING RESIDENTIAL NEIGHBOURS INDICATES THAT ACOUSTIC MITIGATION TO REDUCE NOISE IMPACTS TO RESIDENTIAL NEIGHBOURS IS NOT NECESSARY.

(WORLD HEALTH ORGANISATION GUIDANCE ADVICES THAT TO AVOID 'MODERATE ANNOYANCE' DURING THE DAYTIME AND EVENING THE NOISE LEVEL SHOULD NOT EXCEED 50 DB (AEC) (1)

INCLUSIVE ACCESS
 DISABLED ACCESS HAS BEEN CAREFULLY CONSIDERED THROUGHOUT THE WHOLE DESIGN AND APPLIED WHEREVER POSSIBLE WITH THE INTENTION IS TO PROVIDE A SMOOTH TRANSITION TO AND FROM AREAS WITHIN THE SCHOOL, FOR USE BY PEOPLE OF ALL AGES AND ABILITIES

NEW PEDESTRIAN PATHS WILL COMPLY WITH APPROVED DOCUMENT M - VOLUME 2 AND SPORT ENGLAND'S TECHNICAL DESIGN GUIDANCE NOTE 'ACCESSIBLE SPORTS FACILITIES 2018'



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PROJECT: KING JAMES'S SCHOOL

DESCRIPTION: ARTIFICIAL GRASS PITCH (AGP) REFURBISHMENT

DATE: AGP LAYOUT

NO.	DATE	BY	REVISION
1	18-04-21	TR	01

DATE: 18-04-21 09:11:18
 SCALE: 1:500

