

Item No: 5.4
Application No: 17/00194/FUL Author: Julia Dawson
Date valid: 15 February 2017 ☎: 0191 643 6314
Target 17 May 2017 Ward: Northumberland
decision date:

Application type: full planning application

Location: Wallsend Boys Club, Rheydt Avenue, Wallsend, Tyne And Wear, NE28 8SX

Proposal: Proposed extension to existing boys club, comprising of a first floor extension to the existing facilities to provide meeting spaces, offices and events areas. Erection of new indoor pitch and new external 4G pitch to replace the existing large pitch (updated FRA and Drainage Strategy - UPLOADED 19TH MAY 2017)

Applicant: Wallsend Boys Club, FAO Mr Robin Cairns Wallsend Boys Club
Rheydt Avenue Wallsend Tyne And Wear NE28 8SX

Agent: NORR Consulting, FAO Mr Simon Bell 8th Floor Percy House Percy
Street Newcastle Upon Tyne NE1 4PW

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

Main Issues

The main issues are as follows:

- Principle of the Development
- Design and Layout
- Impact on Residential Amenity
- Car Parking and Access

1.0 Description of the Site

1.1 The site to which the application relates is Wallsend Boys Club, which is located in Wallsend. The application site comprises of a club house, car park and several sports pitches. The application site is accessed via Rheydt Avenue, which runs along the north eastern boundary of the site. The rear gardens and elevations of residential dwellings on Alderwood Crescent, Appletree Gardens and Logan Road border the site along the south eastern boundary, although these are significantly screened by a band of substantial and well established trees. Centurion Golf Course is located to the north. The application site is

designated open space (playing field – UDP designation). It is classed as being of high quality and medium value with unlimited access in the Council's Green Space Strategy.

2.0 Description of the Proposed Development

2.1 The proposal relates to the construction of a ground and first floor extension to the existing building in order to provide meeting spaces, offices and events areas. In addition, the proposal includes the construction of a new indoor pitch and new external 4G pitch to replace the existing large external pitch.

3.0 Relevant Planning History

15/00793/FUL - Erection of a brick double garage for the storage of grounds maintenance equipment – Approved 14.08.2015

09/03178/FUL - Erection of new hotel and sports injury rehabilitation clinic. Refurbishment of former sports centre including external alteration a new squash court and bar/dining facilities. Proposed 6no all weather pitches, 3no tennis courts, par 3 golf course, adventure course and batting cage. Relocation of groundsman compound. Amended car parking layout to include additional parking. Supplementary information and amended plans received due to repositioning of hotel building (Revised description). – Approved 19.10.2011

08/00440/FUL - Amendments to changing pavilion previously approved by

07/00633/FUL. Amendments comprise omission of raised central roof lantern, roof lights and cedar panelling to rear elevation – Approved 10.04.2008

07/00633/FUL - Erection of changing pavilion comprising of 6 group changing rooms for 16 people. External pitches include 8 football / soccer pitches and 1 Training Area. Car parking for 80 cars and 3 disabled parking spaces. External car parking lighting and landscaping. (Revised Description) – Approved 08.06.2007

4.0 Development Plan

4.1 North Tyneside Council Unitary Development Plan (adopted March 2002)

4.2 Direction from Secretary of State under Paragraph 1(3) of Schedule 8 to Town and Country Planning and Compulsory Purchase Act 2004 in respect of Policies in the North Tyneside UDP (August 2007)

5.0 Government Policy

5.1 National Planning Policy Framework (March 2012)

5.2 National Planning Practice Guidance (As Amended)

5.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining

development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

PLANNING OFFICERS REPORT

Main Issues

The main issues are as follows:

- Principle of the Development
- Design and Layout
- Impact on Residential Amenity
- Car Parking and Access

6.0 Principle of Development

6.1 Section 8 'Promoting Healthy Communities' of the National Planning Policy Framework provides that planning policies and decisions, in turn, should aim to achieve places which promote high quality public space, which encourage the active and continual use of public areas. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ensure that established facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

6.2 Policy R2/1 of the North Tyneside Unitary Development Plan states that land shown on the proposals map for the purpose of open space use, including playing fields of schools, other educational establishments, government and private organisations, will be retained in its present use.

6.3 Policy R2/2 provides that proposals for development on open space will not be permitted where this will either:

- (i) Result in reduction in open nature of land where this causes a significant loss of local amenity; or
- (ii) Result in insufficient provision for informal recreation in the locality; or
- (iii) Adversely affect the environment or adjoining land uses.

6.4 Policy R2/3 provides that proposal for development on space and used for formal recreation will not be permitted unless:

- (i) Sports and recreation facilities within a site can best be retained and enhanced by means of resources generated through the development of small part of that site, provided this does not lead to the loss of any part of a playing pitch.

6.5 The proposal is for the extension and improvement of the existing facilities at Wallsend Boys Club. It will consist of work in three stages, as follows:

- Stage One: A new 4G pitch (100m x 65m) which will replace the existing large pitch.

- Stage Two: The enlargement of the existing club house at both ground floor and via a first floor extension, which will provide meeting space, office space and presentation areas.

- Stage Three: The construction of an indoor pitch (immediately adjoining the north west of the club house).

6.6 There have been eleven letters of support for the proposed works, many stating that these are much needed facilities which will improve the facilities on offer in this location. In addition, Sport England have also offered their support. The FA have also offered their full support (via Sport England), of the full-sized external pitch. They have advised that there is a strategic undersupply of such pitches in North Tyneside and this pitch will have a transformational and positive impact on the training and match play for the football club and other users, and that the proposed location for the pitch is the most suitable for the site in terms for players, spectators and officials.

6.7 In summary, the proposed works would result in the improvement of facilities at the club house and the replacement of an existing external pitch with a new 4G pitch. These elements of the proposal would not result in the loss of any part of a playing field and would positively contribute to the existing formal sports facilities. The proposed indoor pitch will be constructed on grassed land immediately adjoining the existing club house. This is not in use as a formal playing pitch.

6.8 Members must determine whether the proposal accords with advice set out in the NPPF and policies R2/1, R2/2 and R2/3 of the North Tyneside Unitary Development Plan (March 2002). Officer advice is that the proposal is acceptable.

7.0 Design and Layout

7.1 The National Planning Policy Framework states that good design is a key aspect of sustainable development and that permission should be refused for development of poor design.

7.2 LDD11 'Design Quality' applies to all planning applications that involve building works. It states that the scale, mass and form of new buildings are some of the most important factors in producing good design and ensuring development integrates into its setting within the wider environment. All new buildings should be well proportioned and have a well-balanced and attractive, external appearance. Good design requires a harmonious and consistent approach to the type and use of materials and the treatment to the roof, its eaves and verges. The emphasis in the choice of materials should always be on the quality of the product.

7.3 The applicant has submitted a Design and Access Statement in support of the application, which sets out the design principles of the proposed development. It advises that because of the size of the existing building, and the requirement for storage of equipment some of the changing facilities are currently used for storage and an on site office, there is a need for more space within the

club with additional storage space, meeting rooms and an office for the general running of the club.

7.4 The main aim of the proposed works is to create a high quality facility which will allow for year round use and attract visitors and teams to the area. The proposed 4G pitch with lighting has been relocated further to the north west of the site away from the existing houses to the south and east. The layout of the proposed works has been determined by the constraints of the application site, building and pitches. The main entrance for the development will be to the west side of the building, utilising the area that is currently the access path to the existing building. This will provide a secure entrance to the facilities from the car park.

7.5 The existing building is single storey with an aluminium pitched standing seam roof. The existing building sits on a dark brick plinth with lighter blockwork above. This finish will be replicated for the proposed extension to the lower level to create unity within the development. The existing roof will be removed at eaves level to allow for the proposed level to be added. The first floor extension will be constructed of a light steel frame with a light grey render finish with dark grey powder coated windows and doors throughout. The proposed indoor pitch will be constructed out of a light gauge steel tensile structure which allows for a 5.5m internal clear span for a 7 aside pitch, which can be separated into two smaller 5 aside pitches. The structure is to be covered in a fabric which allows for natural light to enter the building.

7.6 Members must determine whether the proposed design and layout is acceptable in terms of its impact on the visual amenity of the application site and the character and appearance of the wider area. Officer advice is that the proposal is acceptable in these regards and is in accordance with advice set out in the NPPF and LDD11.

8.0 Impact on Residential Amenity

8.1 The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. The planning system needs to perform each of these roles. The environmental role contributes to protecting and enhancing our natural, built and historic environment, and as part of this, helping minimise waste and pollution.

8.2 The NPPF outlines 12 core planning principles which should underpin decision taking. It states that local planning authorities should contribute to conserving and enhancing the natural environment and reducing pollution. Planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.

8.3 Policy H13 states that applications for non-residential development within or adjacent to residential areas will only be approved where the local planning authority consider that they will not adversely affect residential amenity. Uses that generate excessive noise, smell, fumes, traffic or on street parking problems will not be allowed.

8.4 The nearest residential properties are those which back onto the south eastern boundary of the site from Alderwood Crescent, Appletree Gardens and Logan Road. Most of the properties are well screened from direct views of the application site by existing and substantial tree coverage.

8.5 The new 4G pitch is similar in size to the existing external pitch in this location, but has been moved further away from the boundaries with the residential properties. As such, this should not have any additional impact on the amenity of the residents of these properties in terms of loss of outlook, daylight, sunlight or privacy.

8.6 The proposed club house extensions will be approximately 25m from the rear boundary with the nearest residential properties on Alderwood Crescent. The first floor south eastern facing elevation will have a window in it and there will be an external terrace to the south western facing/rear elevation. Given the screening provided by the existing tree coverage, the nature of the use of the proposed building, the orientation of the buildings, and the separation distances it is not considered that the proposal will result in any significant adverse impact on existing levels of outlook, privacy, daylight or sunlight for the occupants of these nearest properties.

8.7 The proposed indoor pitch is to be a larger building with a higher level roof. Whilst this will be partially visible from the rear windows/gardens of dwellings in the surrounding area (particularly on Alderwood Crescent, Appletree Gardens and Logan Road), it will be located a significant distance from these dwellings. As such, it is not felt that it will result in such a harmful impact on the existing standard of residential amenity enjoyed by the occupants of these properties that refusal of the application could be justified on these grounds.

8.8 The Council's Environmental Health Officer has been consulted. Whilst she has raised no objections to the proposed works, she has recommended a number of conditions to ensure that the proposals do not harm the residential amenity of surrounding occupants. Such conditions will include the submission of a full external lighting scheme, hours to control the use of the outdoor pitch, control of construction hours and a dust suppression scheme.

8.9 Members must determine whether the proposed development is acceptable in terms of its impact on the amenity of nearby residents. Officer advice is that the proposal is acceptable, subject to the recommended conditions.

9.0 Car Parking and access

9.1 Paragraph 32 of NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

9.2 LDD 12 'Transport and Highways SPD' sets out the Council's adopted parking standards.

9.3 Policy T11 states that parking requirements will in general be kept to the operational maximum and should include adequate provision for people with disabilities and special needs.

9.4 The applicant has submitted a Transport Statement in support of the application. The Council's Highway Network Manager has been consulted and has raised no objection. He has noted that the access, internal circulation and parking remain unchanged. However, the applicant has advised that there is space for an additional 30 vehicles if required. On this basis, he has recommended approval of the application, subject to a number of conditions.

9.5 Members must determine whether the proposed development is acceptable in terms of its impact on highway safety. Officer advice is that it is acceptable in this regard.

10.0 Other Issues

10.1 Drainage/Flooding

10.2 NPPF states that when determining applications, local planning authorities should ensure that flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site specific flood risk assessment following the Sequential Test.

10.3 Drainage design needs to be conducted so that surface waters are directed away from vulnerable components of the site. In accordance with NPPF drainage should be designed so that flood risk is not increased elsewhere as a result of the development.

10.4 The applicant has submitted a development-specific Flood Risk Assessment (FRA), which concludes that the site is within Flood Zone 1, the lowest risk. The nearest watercourse is Wallsend Burn, which is located approximately 50m to the south of the development site. Although the burn is culverted directly to the south of the development, the watercourse emerges approximately 200m to the east. The development lies within the natural catchment of the burn.

10.5 Newcastle City Council's Local Lead Flood Authority (LLFA) have submitted an objection to the proposal as they consider that there were several inaccuracies and omissions within the original FRA, which did not demonstrate that the proposed works could be undertaken without resulting in a potential impact of surface water and sewer flooding on the development's surrounding area.

10.6 North Tyneside's Local Lead Flood Authority also raised some concerns and requested further information. In response, the applicant submitted a revised and updated FRA to address the issues raised.

10.7 North Tyneside's Lead Local Flood Authority (LLFA) have considered the revised information and have now recommended approval of the application.

10.8 The Local Planning Authority have re-consulted Newcastle City's LLFA and are awaiting their consultation response. These will be reported to Planning Committee in an addendum when they are received.

10.9 Northumbrian Water has been consulted. They have raised no objections, subject to the attachment of a condition to ensure that the proposed drainage strategy forms part of the approved documents.

10.10 Members need to determine whether the proposed development is acceptable in terms of its impact on flood risk. It is officer advice that subject to the suggested conditions the proposal would accord with NPPF and Members should weight this in their decision.

10.11 Contamination and Ground Stability

10.12 NPPF states that the planning system should contribute to remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.

10.13 UDP Policy E3 states that the LPA will seek to minimise the impact of pollution on the environment including existing land uses and on proposed development.

10.14 The Contaminated Land Officer has been consulted and has noted the location of the site within close vicinity to unknown filled ground, and has advised that there has also been mining within the area. As such, conditional approval is recommended to require a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground.

10.15 Members need to consider whether the ground conditions of this site are suitable for the proposed development and if this is in accordance with the guidance in NPPF and policy E3 of the UDP.

10.16 Biodiversity

10.17 The National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment.

10.18 The application site is located within a Wildlife Corridor. The applicant has submitted a Preliminary Ecological Appraisal and Bat Risk Assessment in support of the application. The Council's Biodiversity Officer has raised no

objection to the proposed development, but has noted that the main impacts from the scheme will be to bats and birds as a result of lighting (flood lighting). Habitat loss will be restricted to the loss of amenity grassland of low ecological value. A pond has also been identified outside of the site with average suitability for supporting great crested newt (GCN), therefore, there is a residual risk that GCN could use the site.

10.19 As such, she has recommended a number of conditions to mitigate for the above impacts.

10.20 Members need to consider whether the proposed development would be acceptable in terms of its impact upon biodiversity and whether it would accord with the advice in NPPF and weight this in their decision. Subject to the imposition of the suggested conditions it is officer advice that it is acceptable.

10.21 Landscaping

10.22 Policy E14 states that the Council will seek to protect and conserve existing trees and landscape features within the urban environment and will encourage new planting in association with development.

10.23 The Council's Landscape Architect has been consulted on the proposal and has noted that there are mature hedgerows and trees within the vicinity of the proposed works. He has raised no objections to the proposed works, but has recommended several conditions are attached to the approval to ensure that these elements in the landscape are protected prior and during the works.

10.24 Archaeology

10.25 NPPF states that heritage assets are an irreplaceable resource and therefore should be considered in a manner appropriate to its significance. The application site is a site of archaeological importance.

10.26 UDP Policy E19/6 states "Where an assessment and evaluation have established that proposed development will affect a site or area of archaeological interest the applicant will be required to preserve archaeological remains in situ unless this is clearly inappropriate or destruction of the remains is demonstrably unavoidable, in which case a programme of archaeological works will be required to be submitted and agreed with the Local Planning Authority before the start of the development".

10.27 The Tyne and Wear Archaeology Officer has been consulted. She has raised no objections.

10.28 Financial Considerations

10.29 There are three threads of sustainability outlined in NPPF, these being the environment, economic and social threads, together with the policies in the NPPF as a whole.

10.30 Economically and socially there will be benefits as a result of the proposed works due to the improvement of existing sports facilities, which will benefit the local community and attract visitors to the area.

11.0 Conclusions

11.1 In reaching their decision, Members need to balance the issues regarding this proposal. Officer advice is that the proposal is considered to comply with the relevant national and local planning policies. It is officer recommendation that permission is granted subject to the recommended conditions.

RECOMMENDATION: Application Permitted

Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application Form 07.02.2017
- Site Location Plan, drawing no.A10-00-03, Rev.A, 23.11.16
- Proposed Site Plan, drawing no.A10-00-02, Rev.B, 05.01.17
- Proposed Elevations, drawing no.A30-00-02, Rev.B, 05.01.17
- Proposed Plan - Level 0, drawing no.A20-00-02, Rev.B, 05.01.17
- Proposed Plan - Level 1, drawing no.A20-01-02, Rev.B, 05.01.17
- Proposed Plan - Roof, drawing no.A20-02-01, Rev.B, 05.01.17
- Flood Risk Assessment & Drainage Strategy, Rev.B, 03.05.17
- Proposed Drainage Strategy, drawing no.C-GA-001, Rev.P3, Jan 17

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Standard Time Limit 3 Years FUL MAN02 *

3. Prior to the installation of any external lighting at the application site a fully detailed lighting scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must include a site plan, which details the type, height and alignment of the luminaires, an isolux diagram showing predicted illuminance levels in particular at the site boundary and at the nearest sensitive properties. The proposed hours of illuminance and frequency should also be provided. Thereafter, the external lighting shall be installed and operated in accordance with the approved details.

Reason: In order to protect residential amenity in accordance with policies H13 and E3 of the North Tyneside Unitary Development Plan 2002.

4. The approved external 4G pitch must not be used outside of the hours 08:00 to 21:00 on any day.

Reason: To protect residential amenity in accordance with policies H13 and E3 of the North Tyneside Unitary Development Plan 2002.

5. Restrict Hours No Construction Sun BH HOU04 *
6. Construction Method Statement - Major SIT07 *H13 and E3
7. Veh Parking Garaging before Occ PAR04 *H13
8. Refuse Storage Detail Provide Before Occ REF01 *H13

9. Upon expiration of 6 months of the first occupation of the development, a scheme for monitoring the impact of the development on existing parking provision on Rheydt Avenue and Rutland Road shall be submitted for approval to the Local Planning Authority. The scheme shall include:

- The scope and timing of parking surveys to be agreed
- The submission of a report detailing the results of the parking surveys
- Any parking control measures necessary to alleviate any overspill parking arising from the development and the method of implementation

Reason: To monitor the impact of the development on on-street parking in the interests of highway safety

10. Gas Investigate no Development GAS06 *

11. Prior to the operation of any floodlighting within the application site details of the timing of the operation of floodlighting during the active season (April to October inclusive) must be submitted to and approved in writing by the Local Planning Authority. The floodlighting must be designed to point down and away from the broadleaved plantation woodland on site with back plates to minimise spillage, and thereafter it must be operated in accordance with the approved details.

Reason: To minimise impacts on bats and birds in accordance with the NPPF.

12. Prior to occupation or use of the development details of the design and location of 4no. schwegeler bat boxes and 4no. bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes must be provided as part of the scheme and erected within the adjacent woodland areas. Thereafter, the boxes must be installed in accordance with the approved details prior to operation of the approved development and permanently retained.

Reason: To minimise impacts on bats and birds in accordance with the NPPF.

13. The approved development must be carried out in complete accordance with the 'Amphibian Method Statement' outlined in Appendix 2 of E3 Ecology Ltd's 'Preliminary Ecological Appraisal' January 2017.

Reason: In minimise the impact on the biodiversity of the site in accordance with the NPPF.

14. There shall be no vegetation clearance during the bird nesting season (March-August inclusive) unless a checking survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

Reason: To minimise impacts on birds in accordance with the NPPF.

15. Any excavations left overnight will have a means of escape for mammals that may become trapped, in the form of a ramp at least 300mm in width and angled no greater than 45 degrees.

Reason: To minimise impact on mammals in accordance with the NPPF.

16. The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted to and approved in writing by the Local Planning Authority before the use of the development commences. The scheme include reference to the layout of the general external areas (hard and soft landscaping), and should take into account the landscape of the immediate and wider area, along with the species type, sizes and method of support with regard to plant material. The proposals should also detail the remediation works required to reinstate all disturbed areas within the surrounding and run out areas of the proposed site area.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

17. Landscape Scheme Implementation LAN06 *E14
Period

18. Prior to the commencement of any site clearance works or of the development there shall be submitted to the Local Planning Authority for their approval a scheme showing the type, height and position of protective fencing to be erected around each tree or hedge to be retained, and an Arboricultural Method Statement. Unless otherwise agreed in writing by the Local Planning Authority this shall comprise a vertical and horizontal framework of scaffolding or post and rail fencing, to a height of 1.5 metres, well braced to resist impacts and supporting either cleft chestnut pale or chain link fencing and sited at a minimum distance from the tree equivalent to the crown spread.

No site clearance works or the development itself shall be commenced until such a scheme is approved by the Local Planning Authority and thereafter the development hereby permitted shall only be carried out in accordance with that scheme. The area surrounding each tree/hedge within the approved protective

fencing shall remain undisturbed during the course of the works, and in particular in these areas:

- a) There shall be no changes in ground levels;
- b) No materials or plant shall be stored;
- c) No buildings or temporary buildings shall be erected or stationed;
- d) No materials or waste shall be burnt;
- e) No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority, and
- f) In carrying out the development, the developer shall conform with the recommendations in BS 5837:2012 in relation to the protection of trees during construction.

Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

19. Prior to commencement of the approved development a landscape features protection Method Statement and full details of the contractors site access and set out shall be submitted to and approved in writing by the Local Planning Authority. No site storage or parking of (plant) vehicles to be located within the root protection area of any tree or landscape feature within the area of the proposed site or adjacent to the boundary or perimeter area of the proposed site, and no utilities or drainage should be located within the root protection areas of any nearby trees. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements

Reason: This is required from the outset of the development in order to ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

20. No development of the artificial grass pitch shall commence until details of the floodlighting, construction, surfacing, means of enclosure, line marking and layout of the proposed artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The artificial grass pitch shall not be constructed other than substantially in accordance with the approved details

Reason: To ensure the development is fit for purpose and sustainable.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Informatives

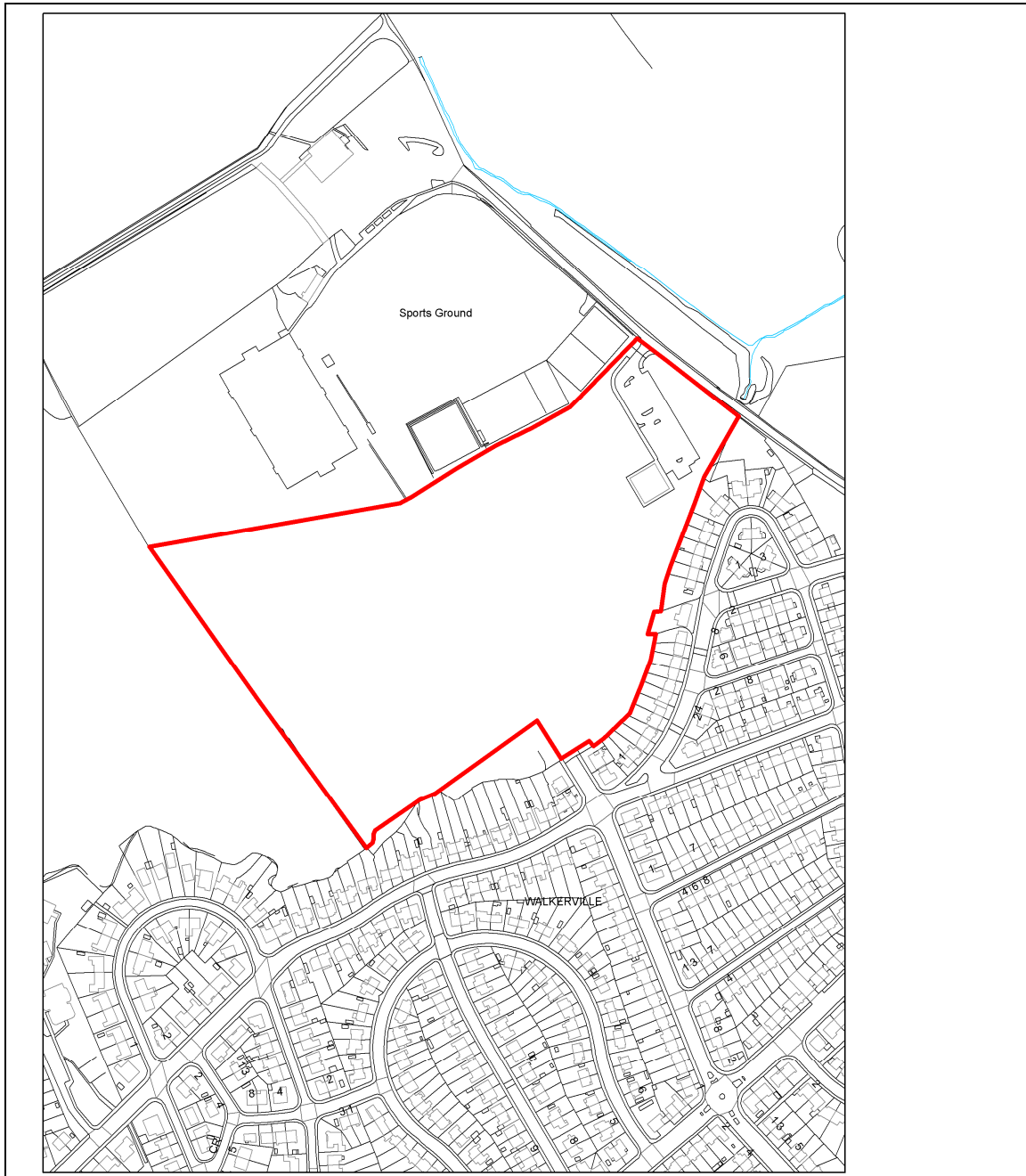
Building Regulations Required (I03)

Contact NWL Public Sewer Crossing Site (I11)

Do Not Obstruct Highway Build Materials (I13)

Highway Inspection before dvlpt (I46)

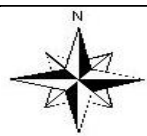
The applicant is advised that the design and layout of the artificial grass pitch should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.



Application reference: 17/00194/FUL
Location: Wallsend Boys Club, Rheydt Avenue, Wallsend, Tyne And Wear
Proposal: Proposed extension to existing boys club, comprising of a first floor extension to the existing facilities to provide meeting spaces, offices and events areas. Erection of new indoor pitch and new external 4G pitch to replace the existing large pitch

Not to scale
Date: 01.06.2017

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**Appendix 1 – 17/00194/FUL
Item 4**

Consultations/representations

1.0 Representations

11 no. letters of support have been submitted, these are summarised below:

- The club expansion will get more children involved.
- Would be fantastic to have a 3g facility in the local area supporting sport. With the closure of the soccer dome in north shields where kids and adults used for training and leagues etc the lack of available 3g in the area is frustrating added to the fact that weather is getting worse year by year so many games get called off due to pitches etc.
- Much needed quality facility, which will enhance the work of Wallsend Boys' Club for the benefit of our community.
- The plans look really fantastic! It will provide great opportunities for children and young people not only in the immediate area but surrounding areas. Can't wait to see the finished product.
- This is a much needed facility in the area. Hope it will happen soon. I'm sure the club will make an optimal use of the facilities.
- Sport for the youth of today should be wholly supported, any opportunity to get youth of any gender into sport should be unreservedly supported . The space is there it's a no brainier!!!
- The plans look fantastic! It is great to see something like this in our area, especially after losing the youth club on Station Rd. It will provide great opportunities for children and young people once again.
- This club is a very well organised club with strong committee and infrastructure. The one thing they are missing is all weather pitches, somewhere the kids and adults can play football throughout the year regardless of conditions. We travel from Alwick to play at the club and know the hard work of the volunteers, this additional facility would help them to engage more young people and in doing so teach them valuable life skills that go above and beyond football.
- I would like to support this scheme, it looks like a first class facility and I like the design as it looks clean and simple. It's about time the boys club had a new home to replace Station road and the people of Wallsend, the Council and the Mayor should get behind this scheme 100%. The Boys club is part of Wallsends DNA and goes back a long time. The boys club always offered kids somewhere to go instead of hanging around parks and getting into bother. It has always given so much by way of sport and youth activities to the local area, so I feel strongly about supporting this scheme.
- Wallsend Boys Club are known worldwide and this facility will enhance that reputation. Having the 3g pitch will improve the training/matches for the players and the local community will gain from the other facilities that are getting built. This will be a great addition to North Tyneside.

2.0 Internal Consultees

2.1 Local Lead Flood Authority

2.2 This application is for a proposed extension to the existing boy club, comprising of a first floor extension to the existing facilities to provide meeting spaces, offices and events areas, erection of a new indoor pitch & new external 4G pitch to replace the existing large pitch.

2.3 As part of the application a Flood Risk Assessment (FRA) was submitted. Surface water will be retained on site and discharged into existing infrastructure at agreed rates. Conditional approval is recommended.

2.4 Recommendation - Approval

3.0 Environmental Health (Pollution)

3.1 The development involves an extension of the existing building and the replacement of the outdoor playing pitch. I can support the proposal in principle. I would make the following comments:

3.2 Before commencement of the development a fully detailed lighting scheme for the outdoor pitch shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include a site plan, detailing the type, height and alignment of the luminaires, an isolux diagram showing predicted illuminance levels in particular at the site boundary and at the nearest sensitive properties. The proposed hours of illumination and frequency should also be provided.

3.3 The outdoor pitch should not be used between 21:00 - 08:00 on any day.

3.4 HOU04 All construction work shall take place between the hours of 08:00 and 18:00 Monday to Friday, 08:00 to 13:00 on Saturday, and no construction on Sundays or bank holidays.

3.5 SIT03

4.0 Highway Network Manager

4.1 This application is for a proposed extension to the existing boys club, comprising of a first floor extension to the existing facilities to provide meeting spaces, offices and events areas, erection of a new indoor pitch and new external 4G pitch to replace the existing large pitch.

4.2 The site was originally granted permission in 2007 (07/00633/FUL) and the proposals are improvements to existing facilities. Access, internal circulation and parking remain unchanged, however the applicant has advised that there is space for an additional 30 vehicles if required.

4.3 For the reasons outlined above and on balance, conditional approval is recommended.

4.4 Recommendation - Conditional Approval

4.5 Conditions:

PAR04 - Veh: Parking, Garaging before Occ

REF01 - Refuse Storage: Detail, Provide Before Occ

SIT05 - Construction Management

4.6 Upon expiration of 6 months of the first occupation of the development, a scheme for monitoring the impact of the development on existing parking provision on Rheydt -Avenue and Rutland Road shall be submitted for approval to the Local Planning Authority. The scheme shall include:

4.7 The scope and timing of parking surveys to be agreed

The submission of a report detailing the results of the parking surveys

Any parking control measures necessary to alleviate any overspill parking arising from the development and the method of implementation

Reason: To monitor the impact of the development on on-street parking in the interests of highway safety

4.8 Informatives:

I10 - No Doors/Gates to Project over Highways

I13 - Don't obstruct Highway, Build Materials

I46 - Highway Inspection before dvlpt

5.0 Contaminated Land Officer

5.1 The site is located within close vicinity to unknown filled ground. There has also been mining within the area. Therefore there is a possibility that the development may be affected by gas from shallow mine workings and unknown filled ground. I have no objection to this development, however I recommend the following conditions are attached to the application: Gas 06

6.0 Biodiversity Officer

6.1 The above application is located within a wildlife corridor. The submitted ecological survey has demonstrated that the main impacts from the scheme will be to bats and birds as a result of lighting (flood lighting). Habitat loss will be restricted to the loss of amenity grassland of low ecological value. A pond has also been identified outside of the site with average suitability for supporting great crested newt (GCN), therefore, there is a residual risk that GCN could use the site.

6.2 The impacts mentioned above can be mitigated by:-

- The design of floodlighting to minimise light spillage to adjacent woodland areas and the restriction of floodlighting during sensitive periods of the year.
- Implementation of an Amphibian Working Method Statement

6.3 I have no objection to the above scheme subject to the following conditions being attached to the planning application:-

- Floodlighting must be designed to point down and away from the broadleaved plantation woodland on site with back plates to minimise spillage.
- Floodlighting use will be restricted during the active season (April-October inclusive) to minimise impacts on bats and birds. Details of the timing of floodlighting use in this period must be submitted to the Local Authority for approval prior to development commencing.
- 4no. schwegeler bat boxes and 4no. bird boxes must be provided as part of the scheme and erected within the adjacent broadleaved woodland areas. Details of the design and location of these boxes must be submitted to the Local Authority for approval prior to development commencing.
- Once bird and bat boxes have been installed, the consultant ecologist will confirm in writing that this has been undertaken in accordance with the agreed plans.
- All works will be undertaken to the 'Amphibian Method Statement' outlined in Appendix 2 of E3 Ecology Ltd's 'Preliminary Ecological Appraisal' January 2017.
- Any vegetation clearance must be undertaken outside of the bird nesting season (March-August inclusive) unless a checking survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.
- All trees will be protected during development works in accordance with appropriate tree protection measures and BS5837:2012
- Any excavations left overnight will have a means of escape for mammals that may become trapped, in the form of a ramp at least 300mm in width and angled no greater than 45 degrees

7.0 Landscape Architect

7.1 There are mature hedgerows and trees within the vicinity of the proposed works so care must be taken to ensure that these elements in the landscape are protected prior and during the works.

- As part of tree and hedgerow protection measures the applicant should consider and/or commission an existing *Vegetation Survey and Arboricultural Report*, by an appropriate professional service provider, that should survey and include all trees and hedgerows groups on site that may be affected by any of the proposed works. The applicant should also consider an *Arboricultural Method Statement (AMS)*, which could form part of an existing (revised) plan or as an additional landscape (Tree Protection) plan. The AMS should take into account the spread of any root zones relating to the trees and be submitted prior to the commencement of the proposed works on site. This should also include neighboring trees on adjacent land, where the proposed works will structurally affect the integrity of the canopy or root zone, and trunk of the tree(s).
- In relation to the proposed development areas a detailed Landscape Scheme should also be submitted, with reference to the layout of the general external areas (hard and soft landscaping). This should take into account the landscape of the immediate and wider area, along with the species type, sizes and method of support with regard to plant material. The proposals should also detail the remediation works required to reinstate all disturbed areas within the surrounding and run out areas of the proposed site area.

- The Contractors site access and set up area are to be submitted for approval prior to commencement of any proposed works, in conjunction with a landscape feature(s) protection Method Statement (MS). No site storage or parking of (plant) vehicles to be located within the root protection area of any tree or landscape feature within the area of the proposed site or adjacent to the boundary or perimeter area of the proposed site.
- No utilities or drainage should be located within the root protection areas of any nearby trees. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of the National Joint Utilities Group publication Volume 4 (November 2007).
- All construction works to conform with (see BS5837: 2012 Trees in Relation to Construction-Recommendations) in relation to protection of existing boundary trees and shrubs.

8.0 External Consultees

8.1 Tyne and Wear Archaeologist

8.2 There used to be ridge and furrow earthworks on this site, but these have been destroyed to create the existing playing pitch. No archaeological work is required.

9.0 Sport England

9.1 Sport England raises no objection to this application which is considered to meet exception E5 of our adopted Playing Fields Policy.

9.2 The proposal has two main components. The first is for the development of a full-sized floodlit third generation artificial grass pitch (AGP) to be constructed on the site of an adult grass football pitch. The second element is for the extension of the existing site building to provide meeting spaces, offices and events area and an indoor football pitch. Sport England defines the whole of the site to be playing field, and it is necessary to consider the proposal against playing field policy. The most appropriate exception against which to consider the development is exception E5. This exception considers the value to sport of the proposed sports facilities against the value to sport of the existing playing field area.

9.3 Wallsend Boys Club are the applicant and the proposed AGP is a football specific facility. Sport England has sought the views of the Football Association to help understand the value to football of what is being proposed. The FA has responded to advise;

9.4 The FA is fully supportive of the full-sized 3G AGP. There is a strategic undersupply of 3G AGP's in North Tyneside and this pitch will have a transformational and positive impact on the training and match play for the football club and other users. The proposed location for the AGP is the most suitable for the site in terms for players, spectators and officials. We are looking to support with investment into the 3G AGP element of this proposal and as such, have advised the club to appoint our AGP consultant to ensure the designs and

specifications for the pitch are fully compliant with FA recommendations. We understand the clubs desire to have additional storage and indoor pavilion space for club users. We do not object to the indoor pitch. However, we would recommend the feasibility for this phase is reviewed more fully after the full-size 3G AGP is constructed operational and proved successful.

9.5 Sport England is content as to the strategic value of the proposed AGP, and subject to technical detail of the proposed design it is evident that the proposal meets playing field policy exception E5. Should the club use the FA's appointed AGP consultant then the AGP will be designed in order to fulfil its sporting potential. Wallsend Boys Club are however not obligated to use the FA's consultant so as a pre-caution it will be necessary to seek the imposition of a condition requiring further details of the proposed AGP's design.

9.6 Conclusions and Recommendation:

9.7 Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E5 of the above policy. The absence of an objection is subject to the following condition being attached to the decision notice should the local planning authority be minded to approve the application:

1) No development shall commence until details of the floodlighting, construction, surfacing, means of enclosure, line marking and layout of the proposed artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The artificial grass pitch shall not be constructed other than substantially in accordance with the approved details

Reason: To ensure the development is fit for purpose and sustainable.

9.8 Informative: The applicant is advised that the design and layout of the artificial grass pitch should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.

10.0 Northumbrian Water Limited

10.1 In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

10.2 Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

10.3 We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "*Proposed Drainage Strategy*". In this document it states that surface water from the 4G pitch will be restricted to 2l/sec and will

discharge to the existing system, which drains to a soakaway with an overflow to the public sewer system. The document further states that surface water from the indoor pitch will be restricted to 2l/sec and will discharge to the existing system to the east.

10.4 We would therefore request that the *Proposed Drainage Strategy* form part of the approved documents as part of any planning approval and the development to be implemented in accordance with this document.

10.5 It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards.

11.0 Newcastle City Council (Lead Local Flood Authority) (prior to submission of additional information)

11.1 The LLFA has assessed the planning application at Rheydt Avenue, Wallsend (reference 17/00194/FUL) as we would any similar planning application received by the Authority. Our focus is on the potential impact of surface water and sewer flooding on the development's surrounding area.

11.2 Having reviewed the Flood risk Assessment submitted by the Applicant we have the following comments:

- The submitted Flood Risk Assessment & Drainage Strategy dated January 2017 does not mention historic flooding to the site and surrounding areas. Following major earthworks to change the site from golf course to sports pitches there was significant localised flooding affecting properties on Appletree Gardens. Modifications were made to the original drainage strategy that included the construction of a bund to protect homes in Appletree Gardens and the provision, with the approval of Northumbrian Water, of a discharge into the culverted watercourse which is a section of Wallsend Burn.

- The drainage proposals intend to increase the discharge rate of the site into the Wallsend Burn culvert by 4.4l/s. There is no assessment of the capacity of the culvert. Have allowances for adjacent areas been taken into account in this. The City Council has previously consulted NTC to agree a discharge rate for our Appletree Gardens Flood Alleviation Scheme.

- The capacity of the existing private drainage to accept further flows should also be considered. There is no evidence of this assessment having been carried out.

- The FRA & DS makes reference to ponding of surface water both to the north of the development and in the south west of the Wallsend Boys Club site itself. This is based on the high level assessment of the area as undertaken by the

Environment Agency. The FRA & DS states these areas do not impact on the development. A more detailed assessment should be carried out to provide evidence to support this assertion because it could compromise the existing drainage strategy of the site.

- Northumbrian Water risk of flooding from sewers identifies areas to the south of the development site. This is unlikely to have an effect directly on the site, however any potential flows leaving the site during an extreme event would add to the surface water flooding in this area.

- The drainage strategy design principles are based on discharging surface water from the site to the Wallsend Burn at greenfield runoff rates (QBar). We agree with this approach but would like to bring into attention the fact that the drainage strategy relies on the all-weather pitch surface being able to accept surface runoff quickly enough. What will be the infiltration rate of the pitch into the below ground storage? Has this been compared with maximum rainfall intensity during a 1 in 100 year event plus an allowance for climate change? What measures will be in place to prevent silting up of the storage? What are the maintenance requirements? There is no evidence that the specific 4G pitch drainage characteristics have been considered.

- The FRA & DS mention that "careful design of on site features and levels will be necessary to ensure that no property is at risk of damage during these events". There is however no further information on how this will be achieved. MicroDrainage outputs indicate flooding will occur during a 1 in 100 year event plus 30%. Therefore, additional information/modelling is required to demonstrate that the site levels can contain flows generated on the site up to a 1 in 100 plus climate change.

- MicroDrainage details do not include details of the storage and flow control. The outputs show some flooding during a 1 in 30 year event which should be taken into account to comply with current standards.