

Application Number:	2018/0809/RG3
Site Address:	Yarborough Leisure Centre, Riseholme Road, Lincoln
Target Date:	17th August 2018
Agent Name:	Surfacing Standards
Applicant Name:	Mr Lockwood
Proposal:	Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Background - Site Location and Description

Permission is sought for an Artificial Grass Pitch (AGP) to accommodate an 11 aside football pitch. It would measure 106metres in length and 70metres in width. The pitch would also be capable of accommodating a combination of youth football pitches, mini soccer pitches and training areas. The proposal also seeks the installation of associated fencing to include a 4.5metre high ball stop fencing to the AGP perimeter and a 3.5 metre acoustic fence.

The site is located on the existing grass sports pitches to the rear of Yarborough Leisure Centre. Residential developments adjoin the site to the north, east and west. The existing running track separates the site from the properties on Anzio Crescent. Lincoln Castle Academy and Yarborough Leisure Centre are located to the south east. Properties on Spire Close are some 65metres from the proposed pitch with properties to the east on Stainton gardens being 40metres from the site boundary and properties to the west approx. 35metres.

Site History

No Relevant Site History

Case Officer Site Visit

Undertaken on 28th June 2018

Policies Referred to

National Planning Policy Framework
Central Lincolnshire Local Plan
LP26 – Design and Amenity

Issues

Impact on Neighbours
Visual Amenity

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received – No objections
Sport England, East Midlands	No response received at the time of writing this report.

Public Consultation Responses

Name	Address
Mr Michael Collins	21 Stainton Gardens Lincoln LN1 3TH
Emily Bramford	
Mr Thomas Nekrews	34 Spire Close Lincoln LN1 3QE
Mrs Katie Willey	5 Spire Close Lincoln LN1 3QE
Dr Galina Atkin	2 Tobruk Close Lincoln
Mrs Lynn McEwan	302A Burton Road Lincoln
Mr Paul Atkin	2 Tobruk Close Lincoln
Mrs Kirsty Quibell	10 Bishopsgate Lincoln
Miss Mary Rogers	23 Bishops Gate Lincoln
Jinny Niven	37 Spire Close Lincoln

Consideration

Impact on neighbouring residents

Policy LP26 of the Central Lincolnshire Local Plan states that “the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development”.

A number of objections have been received which have cited concerns regarding the use of the proposed sports pitch and the potential noise and disturbance it would have on adjacent neighbours.

Noise

A noise impact assessment report has been submitted in support of the application. Yarborough Leisure Centre would implement a noise management plan with procedures in place to minimise the potential noise impact on adjacent neighbours. The plan would ensure that the noise levels are regularly monitored to ensure that mitigation measures are working. As well as this the maximum user capacity of the facility would not be exceeded and only pre booked letting would be permitted.

The assessment identifies that the proposed use would not cause unreasonable levels of noise at the surrounding residential properties provided that mitigation measures outlined in the noise assessment are put in place.

External Lighting

The scheme would include 6 floodlights around the perimeter of the pitch. The posts would be 15metres in height.

The applicant has submitted a lighting impact assessment in support of the application. The assessment methodology and criteria used in the report appear to be reasonable, having regard to acceptable recognised standards. The assessment confirms that the proposed lighting scheme would not cause unreasonable levels of light at the surrounding residential properties provided that the floodlighting is installed as proposed in the applicant’s submission.

The impacts from noise and lighting would also be mitigated by the use of a planning condition to restrict the use during the sensitive night-time and early morning hours. Therefore the facility should only be operated between 8am and 10pm.

Other issues

A neighbour has also raised concerns about the use and the potential for balls to enter neighbouring gardens. The scheme includes perimeter 'ball stop' fencing to a height of 4.5metres. It would be of steel open mesh design, finished in Dark Green.

A number of objections have been received from residents on Spire Close. It should be noted that the boundary of the proposed artificial pitch is some 65metres from the closest properties on Spire Close and 40metres from the boundary with Stainton Gardens. Between the pitch and the adjacent properties the existing playing field would remain would retain the green space outlook.

Visual Amenity

One of the most visually prominent aspects of the proposed development would be the fencing around the perimeter of the pitch. This fencing is of a colour and design which makes it as visually recessive as possible so as not to be intrusive on the landscape. The floodlights would be 15metres in height so would be visible from the surrounding area. However it is not considered that they would be intrusive given their slim profile and the distance from the adjacent residential properties.

Conclusion

The proposed Artificial Grass Pitch would be located on an area of grass which is currently used for informal playspace. The proposal formalises the space with an all-weather pitch and associated infrastructure which means it can be used all year round. Appropriate measures have been taken to mitigate the impact on adjacent neighbours and it is considered that the use is appropriate given the surrounding context of existing sports uses.

Application Determined within Target Date

Yes

Recommendation

That the decision to Grant Conditionally is delegated to the Planning Services Manager once the consultation period has expired.

Conditions

Development to commence within 3 years
Development to be carried out in accordance with the plans
Contaminated land – unexpected contamination
Carried out in accordance with noise assessment
Carried out in accordance with lighting details
Hours of construction
Hours of operation