

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.

The pitch would be managed by Yarborough Leisure Centre.

This application is brought before the Planning Committee as it is made by the City Council.

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
- LP23 – Local Green Space and other Important Open Space
- LP26 – Design and Amenity

Issues

- Impact on Neighbours
- Visual Amenity
- Highways
- Sport England

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
Sport England, East Midlands	Comments Received
Ms Catherine Waby	Comments Received

Public Consultation Responses

Name	Address
Miss Mary Rogers	23 Bishops Gate Lincoln Lincolnshire LN1 3QD
Mr Michael Collins	21 Stainton Gardens Lincoln Lincolnshire LN1 3TH
Emily Bramford	
Mr Thomas Nekrews	34 Spire Close Lincoln Lincolnshire LN1 3QE
Mrs Caroline Mackinder	38 Bishops Gate Lincoln Lincolnshire LN1 3QD
Miss Lynn McEwan	302A Burton Road Lincoln Lincolnshire LN1 3UW
Jinny Niven	37 Spire Close Lincoln Lincolnshire LN1 3QE
Mr David Hayes	13 Minting Close Lincoln Lincolnshire LN1 3TD
Miss Laura Kestle	3 Spire Close Lincoln Lincolnshire LN1 3QE
Ms Jayne Harvey	10 Arnhem Close Lincoln Lincolnshire LN1 3WB

Mrs Helen Bratty	46 Somme Close Lincoln LN1 3WA
Mr Alan Taylor	Somme Close Lincoln
Ms Val Turney	35 Spire Close Lincoln Lincolnshire LN1 3QE
Mrs Katie Willey	5 Spire Close Lincoln Lincolnshire LN1 3QE
Mrs Kirsty Quibell	10 Bishops Gate Lincoln Lincolnshire LN1 3QD
Mr Paul Atkin	2 Tobruk Close Lincoln Lincolnshire LN1 3XQ
Mr Roy Bratty	46 Somme Close Lincoln Lincolnshire LN1 3WA
Mr Raymond Cooper	21 Bishops Gate Lincoln Lincolnshire LN1 3QD
Mrs Christine Lawson	4 Verdun Close Lincoln Lincolnshire LN1 3XF
Mr James Bailey	40 Somme Close Lincoln LN1 3WA
Ms Catherine Waby	St Mary's Guildhall 385 High Street Lincoln LN5 7SF
Karen Lee MP	Constituency Office Grafton House 32 Newland Lincoln LN1 1XJ
Dr Galina Atkin	2 Tobruk Close Lincoln Lincolnshire LN1 3XQ

A petition has also been received which is copied within this report.

Consideration

Policy Context

The site is located within Policy Area LP23 which is designated as local green space and other important open space. Central Lincolnshire has a wide variety of open spaces which perform a range of functions and deliver benefits to local people and wildlife. In the explanatory text which accompanies Policy LP23 Open space is defined as parks and

gardens, amenity space, play space for children/teenagers, outdoor sports facilities and allotments are all examples of publicly accessible and valued for their recreational and social functions.

As the proposal is for the provision of an outdoor sports facility the proposal would be in accordance with Local Plan Policy LP23.

The National Planning Policy Framework seeks to achieve healthy, inclusive and safe places which promote healthy communities. This can be achieved through the provision of sports facilities. It further states in para.97 states that existing open space should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

It is therefore considered that the principle of development is acceptable in planning policy subject to the development not causing unacceptable harm.

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. Issues raised include:

- Lack of consultation
- Loss of dog walking areas
- Noise from the use
- Light pollution
- Extra traffic
- Loss of privacy
- Anti-social behaviour
- Height of the fencing
- Appearance

Noise

A noise impact assessment report has been submitted in support of the application. 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.

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.

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 Councils Environmental Health specialist considers that 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 maps within the lighting assessment show that there would be negligible light affecting the residential premises with no light spill beyond the boundary of the existing open space.

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.

Lack of Consultation

The petition submitted is principally concerned with the level of consultation which has been carried out. Consultation by letter was carried out with properties that share a boundary with the site, in accordance with the Code of Practice. As well as this two site notices were displayed. It is considered that this level of consultation is appropriate and in line with the council's own guidance.

Loss of Dog Walking Areas

Whilst some of the existing site would be developed for the football pitch, access to the residual parts of the sports field would remain. Therefore there would still be areas for people to continue to walk their dogs and enjoy the open space.

Anti-Social Behaviour

A number of residents have raised concerns about the potential for anti-social behaviour such as people congregating around the facility and foul language from people using the pitch. It is important to note that the facility would be managed by Yarborough Leisure Centre and they would manage the pitch as per the rest of the leisure facility. The pitch would be secured when not in use to prevent people using it that have not booked via the leisure centre. This helps to ensure proper management of the pitch.

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.

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 height of the fencing has been raised as a concern due to its visual impact. However the height of the fencing cannot be reduced as this prevents balls from leaving the site and also forms part of the noise mitigation.

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 which would retain the green space outlook.

Sport England

Sport England have a statutory role where development relates to land currently used as a playing field. They considered that further clarification was required in relation to re-providing capacity for sports/users that would be displaced as a consequence of the proposal, and in particular whether the specification of the facility would be able to accommodate rugby match play and/or training, and whether this had been considered in working up the detailed design. Details of how any necessary cricket capacity would be accommodated was also required. Additionally, more information was needed about the intended end users and programme of use to enable the long term viability of the provision to be assessed within the context of other existing and proposed AGP provision in the area. On this basis Sport England initially objected to the proposal.

Subsequent to this response the applicants have gone back to Sport England with further detail and addressed these concerns. Therefore the objection from Sport England has been withdrawn subject to a condition being imposed which would ensure the pitch is constructed substantially in accordance with the details submitted within the application and in line with guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England, 2012 and The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts, 2013.

Highways

The Highways Authority have raised no objections to the proposed scheme. No additional parking is proposed as part of the application however the pitch would be operated by and managed by Yarborough Leisure Centre, Therefore users would park within the existing car park, accessed from Riseholme Road.

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

1. That the petition is received
2. That the application is Granted Conditionally

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