

DEVELOPMENT CONTROL AND REGULATORY BOARD

12TH FEBRUARY 2004

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

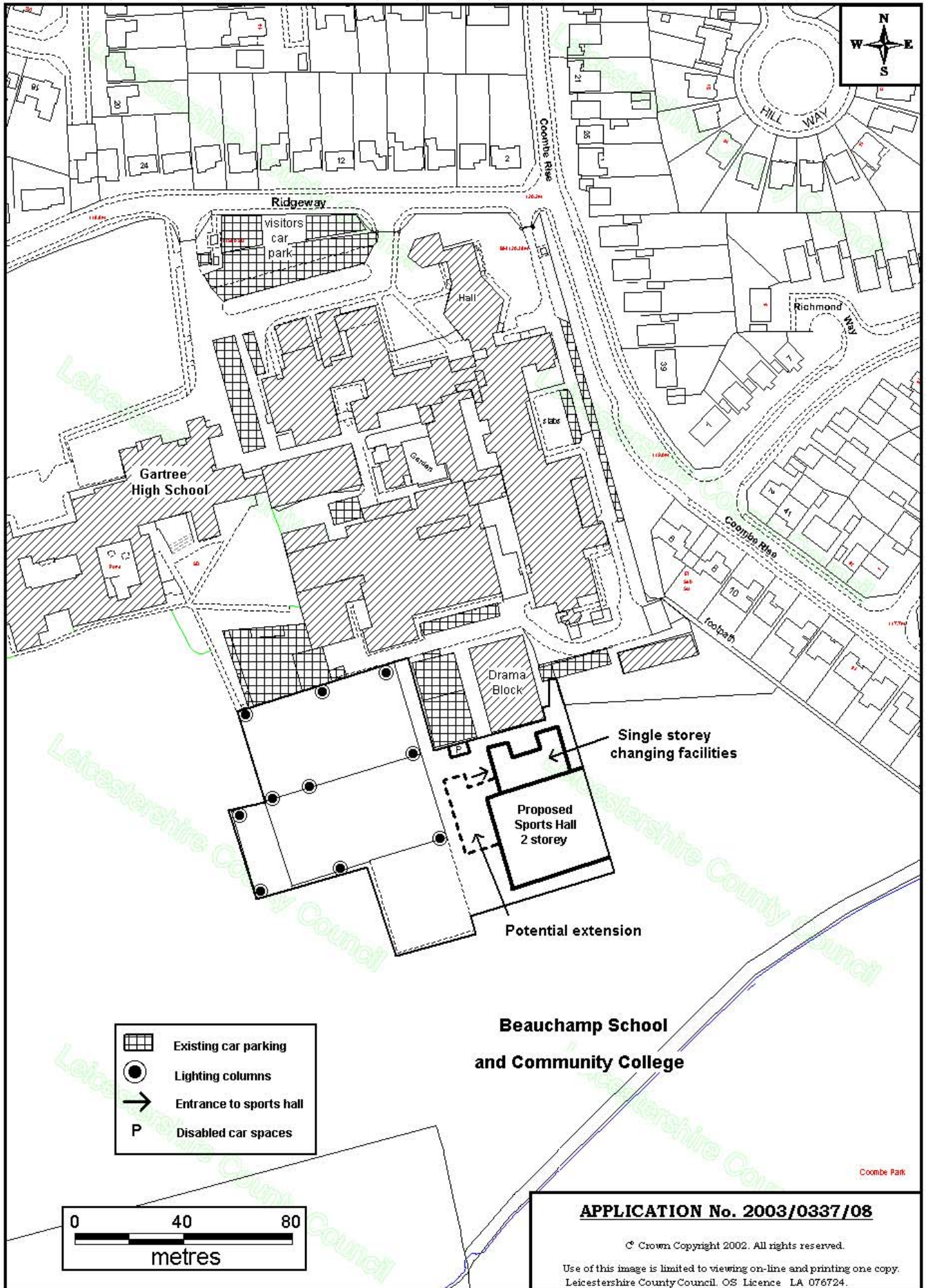
**APPLICATION UNDER REGULATION 3 OF THE TOWN AND
COUNTRY PLANNING GENERAL REGULATIONS**

**LEICESTERSHIRE COUNTY COUNCIL – SPORTS HALL AND PROVISION OF 10
x 10M HIGH LIGHTING COLUMNS WITH FLOODLIGHTS TO EXISTING SPORTS
COURTS, THE BEAUCHAMP COLLEGE, RIDGEWAY, OADBY (OADBY AND
WIGSTON BOROUGH)**

2003/0337/8 – 6th June 2003

Background

1. Members may recall that there have been several planning applications on this campus that have been considered by the Regulatory Board. Most recently a number of applications were considered in 2002 relating to an IT suite and extensions to the arts block and the science block. This followed a meeting held in February 2002 at the request of Oadby and Wigston Borough Council with the college to discuss the proposals. At the meeting with the college concern was expressed by the Local and County Planning Authorities about the adequacy of car parking arrangements at the college. There was concern that the newly proposed extensions and refurbishment works may lead to an increase in pupils and staff. The Governors subsequently gave an assurance that they would be prepared to cap the capacity of the sixth form at a level of 1000 pupils, based on the existing car park arrangements on the site. A further assurance was given that, if any further work is proposed to be carried out at the college which would lead to an increase in the 1000 sixth form pupils and/or teaching staff or an increase in the Planned Admission Limit for the remainder of the college pupils, additional or alternative car park arrangements would be made over and above that which already exists. Furthermore the college has indicated that it would prepare a Green Travel Plan in order to reduce car journeys to the college. On this basis the members of Oadby and Wigston Borough Council indicated that they would have less objection to the proposals and they were duly approved.
2. It is now proposed to construct a sports hall and to provide floodlighting to the existing hard surfaced sports courts. Determination of the proposal has been delayed, pending the submission of amended plans which reflect changes made to the original application. The application has been amended a number of times and two public meetings have been held with local residents. The most recent



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meeting was held in early January 2004 following the submission of the latest amended plans. At both meetings residents expressed their concerns about the longer term proposals associated with the sports hall.

Description of Proposal

3. The sports hall would be located on a grassed area which is not laid out as formal playing fields with pitches but is used only as a practice area. The college suggests that the sports hall would not lead to an increase in pupils rather that it would provide improved facilities for existing pupils who currently have to use an outdated sports hall which forms part of the existing college complex. This is claimed to be outdated since its dimensions and particularly its height preclude the playing of certain sports. The hall also has its use restricted at certain times of the year when it is set out with tables and chairs for students to sit exams. The existing sports facilities have been criticised by OFSTED. If the sports hall is approved and constructed, the existing sports hall would be used for other purposes by the college.
4. It is also now proposed to provide 10 x 10m high steel floodlighting columns surmounted by 2kw floodlights – 16 in total. These would be used to illuminate the existing hard surfaced courts at the rear of the college.
5. As a result of the consultation process on the original application and following the first public meeting a number of letters were received from local residents concerned about the effect of the sports hall proposal on the surrounding area, especially relating to car parking issues. There was also concern that the floodlighting would cause disturbance to local residents. An interim amendment was made to the scheme which increased the number and height of the floodlighting columns from 10 x 8m high to 18 x 10m high. This amendment was on the basis that more but higher columns would enable the floodlights themselves to be positioned at an angle parallel to the ground, thus ensuring that the least amount of light would spill out onto the surrounding area. The comments of the residents and the consultees on the original and interim proposal are set out below.

Planning Policy

National Policy Guidance

6. PPG 17: Planning for Open Space, Sport and Recreation reflects the guidance in PPG1, PPG6 and PPG13 regarding the location of commercial development. Mixed use sports, recreation and leisure facilities may attract a large number of visits and function for many hours of the day and should only be granted in highly accessible locations in or adjacent to town centres or in district or neighbourhood centres. Planning permission should not be granted for a location outside a town centre if the resulting development would undermine the centre.

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Development Plan Considerations

7. The Development Plan in this instance is made up of the Leicestershire Structure Plan (1991 – 2006), the Leicester, Leicestershire & Rutland Structure Plan (LLRSP)(as proposed to be adopted July 2003) and the adopted Oadby and Wigston Local Plan (1999).
8. *Strategy Policy 1* relating to the Overall Strategy of the Leicestershire Structure Plan suggests that most new development should be located where a realistic choice of transport is or will be made available and which will be maintained or improved and also seeks to ensure that the recreational needs of the community are met.
9. *Leisure Policy 1* of the Structure Plan suggests that provision will normally be made for recreational development, inter alia,
 - (a) within and adjoining settlements for formal recreation facilities.
10. *Leisure Policy 2* of the LLRSP relates to Leisure and Tourism and, inter alia, suggests that provision will be made for
 - (c) the improvement and establishment of sports facilities which provide for a local, regional or national need.
11. *Recreation Proposal 1* of the Local Plan suggests that applications for recreational developments, including outdoor facilities, will not be permitted unless appropriate provision has been made to enable people with disabilities to access the development.
12. *Recreation Proposal 2* suggests that applications will be approved for, inter alia, the provision of new leisure and recreation facilities.
13. The Local Plan in paragraph 9.21 suggests that demand for indoor sporting and recreational facilities has been catered for by the construction of the new leisure centre between Oadby and Wigston. With the opening of Parklands, the major sports hall deficiency identified in the former Oadby Local Plan has largely been met. However, the Leicestershire County Recreation Strategy, 1992 identified a remaining need for a small sports hall (sufficient for two badminton courts) which would be most appropriately provided in South Wigston. The Borough Council's Recreation Strategy indicates that the most appropriate location for this sports hall could be at South Wigston High School but that the new resource should be made available for a wider community use than just serving the school.
14. *Service Proposal 3* of the Local Plan suggests that the development of new community buildings, or the extension or change of use of an existing building to a community use (Class D1), will not be permitted unless the development: - does not have an undue adverse effect on the amenities of nearby residents; will have adequate on-site parking and would not lead to traffic congestion; will be well related in design to the character of the street scene.

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15. *Service Proposal 4* states that in granting planning permission for community uses, conditions may be attached which limit hours of use; restrict noise emissions; ensure an adequate number of car and cycle parking spaces and ensure a satisfactory landscaping scheme.

16. *Landscape Proposal 1* states that:

Development will be permitted provided:-

- (i) Existing landscape features, such as walls, hedges and trees, will be retained and additional well designed landscaping and open space will be provided in the layout of larger developments;
- (ii) The building design, scale and form will contribute positively to the overall quality of the environment and be carefully related to existing and proposed development;
- (iii) The layout, design and landscaping features will discourage crime;
- (iv) It will not harm the amenities of occupiers of adjacent properties or cause a juxtaposition of incompatible uses; and
- (v) It will not prejudice the development of adjoining land.

Consultations – responses on original proposal

Oadby and Wigston Borough Council – Planning

17. 1) The increased level of traffic that will be created by the users of the sports hall will worsen the existing traffic problems associated with the college. This impact would predominantly be after school hours when the hall would be open to the local community. It would add to the existing after school activities of the College and increase the level of disturbance the local residents already experience through traffic generation and noise. This would be compounded by the possible use of the development seven days a week and the proposed creation of 2 new disabled carparking spaces which is wholly inadequate for a development of this size. The scheme would add considerably to an already strained parking situation.

One of the Development Control Committee's primary concerns was the proposed development for national sporting events which have the potential for attracting between three to four hundred people. The college does not have adequate parking to cope with the amount of vehicles that this use has the potential to generate, especially when taking into account possible team coaches, support staff etc.

2) The proposal would result in both the over development of the site and an over intensive use of the site. The scale of the College is becoming too large for the Beauchamp campus both in terms of the number of students and area of buildings. It was indicated at the Committee meeting that the County Council had raised a number of issues with the college and made a number of observations relating to these issues. It was suggested by Councillor Griffiths that the LCC pointed out, in previous correspondence with the College, that, 'the plot area recommended for 1950 students by the

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DFES should be 13.3 hectares where as the total site area for Beauchamp is 7.53 hectares (numbers on roll Jan 2003 were 1971). In addition the playing field area recommended for 1950 students should be 9.4075 hectares whereas the playing field area at Beauchamp is 5.52 hectares. The letter goes on to say that “your site and playing field area are undersized for the number of students on roll.....Erecting another building reduces this area further”. ‘The above figures suggest that the college has half the recommended site area for the number of attending students and that the amount of playing field area is almost half of that recommended. The addition of the new building would not only add to the over developed site but has the potential to facilitate a further increase in student numbers both through the use of the new facilities and the conversion of the existing sports hall into teaching accommodation. Further increasing the existing disturbance to residents.

- 3) There was also a concern over the proposed illumination of the tennis courts by eighteen 10metre high lighting columns and their impact on surrounding residents through light pollution and the noise generated by users of the outside courts at night and at weekends.

It was felt that the development of the facilities on such a large scale, on a cramped site which already has parking problems and is within close proximity to residential properties, would result in the overdevelopment of the site and would further add to the existing parking problems and the disturbance of the surrounding residents. For the reasons set out above the members of the Development Control Committee object to the proposed development.

If, upon consideration by the County Council, it is decided that the development is acceptable the concerns of residents should be taken into account and consideration should be given to methods of reducing the impact on surrounding residents. The following tasks should be carried out.

- A detailed assessment of the possible increase in traffic generation and its impact on the surrounding area should be undertaken. The current parking scheme should then be assessed to ensure that any rise in traffic generation can be absorbed by the current parking situation is provided.
- The travel plan (if acceptable) should be continuously reviewed to take account of the new development and assessed to ensure that it is reducing the vehicular movements.
- The provision of a more realistic number of additional parking spaces including more than two disabled parking spaces should be required.
- The sports hall should be open no later than 10pm week days and the outside pitches no later than 9.30pm. On Saturdays the facilities should be open from 9am until 5pm and at no time on Sundays.

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- A management scheme is prepared which will control the number of students attending the college. This should be devised with the input of Oadby and Wigston Borough Council.
- That the applicant be advised that should permission be granted the following conditions and informatives will be imposed.
 1. Standard time limit
 2. Provide adequate parking
 3. Landscaping
 4. Landscaping implementation
 5. Hours of availability to members of the public are limited (to those above)
 6. Hours of operation of the flood lights are restricted
 7. The lighting of the tennis courts does not harm the amenities of neighbouring properties
 8. The number of large scale events held are limited
 9. Not altered or improved
 10. The development should comply with the requirements of the DDA
 11. Wildlife survey to be carried out.

Oadby and Wigston Borough Council – Environmental Health Officer

18. The main concern is that the proposed works will not have an adverse effect on the surrounding land and people, either during construction or when complete and in use. Construction should therefore be carried out such that no statutory nuisance is caused in the area. The floodlights should be designed to minimise escape of light from the areas to be illuminated. It is appreciated that there is some distance between the floodlights and the nearest house, but there is still a possibility of glare from the lights affecting the nearby residents.

Heritage Services – Archaeology Unit

19. No comment

Heritage Services – Ecology Unit

20. Records suggest that there are badgers in close proximity to the site. The applicant should be made aware of this and asked to seek further information. A close watching brief should be maintained as work progresses. If any protected species are discovered, works must cease immediately and English Nature informed. If any planting is to be carried out it is recommended that the chosen species should be chosen to benefit the wildlife in the area.

Sport England

21. Thank you for inviting Sport England's comments on the above planning application for a two basketball court sports hall for Beauchamp College. I understand from the submitted information that the College's existing indoor PE facilities are of poor quality and restrict its ability to deliver a full PE Curriculum to students. The proposed facility will enable the College to deliver an enhanced PE Curriculum.

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22. Besides meeting the College's sporting needs, I understand that the project is seen as meeting wider community needs. The College has developed the project in partnership with the English Basketball Association and will be applying to their (EBBA) capital pot for financial contributions. Consultations should take place with the Leics Basketball Association and Leicester City Council to ensure that there is a wider strategic need for the facility
23. The proposed sports hall is sited adjacent to the school buildings and an existing hard play area. The building will be sited on part of the playing field. Provided that there is not an overall loss of playing pitches and that any pitches affected by the proposal can be relocated elsewhere in the site, I would not wish to raise any objections to the sports hall.
24. I would support the provision of floodlights to the tennis courts and all weather surface as they will enable the facilities to be used for longer periods of time. I have no details of the floodlighting so I am unable to comment on their technical specification.
25. In conclusion, Sport England does not wish to raise any objections to the principle of this scheme., provided that there is no loss of playing pitches. Discussions should take place with the Leics. Basketball Association regarding the strategic provision.
26. The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's support for any related application to the National Lottery Sports Fund.

Severn Trent Water Ltd

27. No comments received

Environment Agency

28. No comments received

Highway Authority

29. Comments held in abeyance awaiting final amendments to the scheme.

Publicity

30. The original proposal (this related to 10 x 8m high columns) was advertised by site notices and neighbour letters on 12th June 2003. An interim amendment was advertised in the press and advertised locally by site notice and neighbour letter on 5th September 2003. This amendment related to the erection of 18 x 10m high floodlight columns.
31. Letters of representation have been received from about 40 households occupying residential properties in Coombe Rise, The Ridgeway and Vandyke Road objecting to the original proposal and the interim amendment.

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Sports Hall

- The proposal would have capacity for 400 seats. Objection is raised to the level of traffic likely to be generated by such capacity and the suitability of the nearby roads, in particular The Ridgeway, to cater for this traffic. There will be an increase in pollution, noise and speeding on local roads associated with this traffic.
- The promotion by the college of the facility as a national/international 'Centre of Excellence' could lead to the use of the facility by outside groups as a business venture for financial gain leading to more than a local 'community' use. The facilities provided at the Borough Council's Parklands Sports Complex already serve the area and this proposal would be in direct competition to it.
- The hours of use of the sports hall and the existing pitches are proposed to be between 08.00 and 23.00 hours. The lateness of the hours and the non-school day use proposed would lead to disturbance for nearby residents from noise related to the movements of cars and people. During the college week it should be restricted to 21.00 hours when adult education activities cease. On Saturdays and out of term weekdays restricted to 10.00 – 17.00 hours and not at all on Sundays. Advance warning should be given to residents of events with more than 100 competitors/spectators and their approval (by 60%) sought
- The proposed height of the sports hall seems excessive at 10.5m which is 3.4m higher than the standard height of the other buildings. Only 7m height is needed for basketball and 8m for trampolining. There is a creeping domination of the skyline by built development at the college.
- Parking problems already exist and no additional parking is proposed as part of the proposal although it is suggested that it is envisaged that up to 60 cars may be generated by the facility. When the school is used for activities on non-school days cars are already parked on the road outside houses and across drives.
- The illustrative plan with the application suggests a first floor extension above the changing facilities. This may lead to the opportunity to provide a licensed bar which would lead to further inconvenience and disturbance to residents. It is suggested by residents that if permitted the use of the hall is restricted so as not to allow conferences, discos, live music, weddings etc.

Floodlighting

- The provision of 10 x 8m high columns with floodlights will cause light pollution to residential properties, particularly on Coombe Rise.

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- The floodlighting of the tennis courts could lead to an increase in their use as general hard surfaced pitches with the attendant shouting and whistles.
- The hours proposed for the use of the lighting and consequently the pitches should be restricted during the college week to 21.00 hours when adult education activities cease. On Saturdays and out of term weekdays restricted to 10.00 – 17.00 hours and not at all on Sundays.
- Not all of the floodlighting will be screened by the sports hall from residential properties. It is suggested by residents that the most southerly court is not floodlit.

General

Any further development at the college should not be at the expense of the quality of life of nearby residents.

Public Meeting

32. A public meeting was held at the college on 9th July 2003 at the invitation of the Principal. The local Member of the County Council and of Oadby and Wigston Borough Council attended. Members of the public living in the vicinity of the college were invited to attend the meeting when the proposals the subject of this application were explained. When put to a vote all of the forty plus residents in attendance rejected the proposal.

Revised Proposal

33. In the meantime a new Principal has been appointed to replace the retiring Principal. He has reconsidered the proposal and appointed a new architect for the scheme. The application has now been amended and a new consultation process has been carried out, including a further public meeting which has been attended by the residents.
34. The sports hall would measure 36m in length and 37m in width. The sports hall building would be partly single storey (42m) in height with a curved roof and partly two storey with a flat roof (10m) in height. The building would be constructed in facing brickwork up to first floor level with white flat profile cladding above. On the two storey building there would be an overhanging fascia with a grey aluminium louvre system below. It would be at a distance of 87m from the boundary of the college with the nearest house. The main sports hall would accommodate the equivalent of 8 badminton courts. The single storey element would accommodate the changing facilities and storage. It was originally proposed that this element would have been two storeys.

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35. The number of steel lighting columns originally proposed was 18 x 10m high to illuminate three courts. This has been reduced to 10 x 10m high columns to illuminate only 2 courts, the most southerly court being excluded and therefore no floodlighting columns would extend beyond the new sports hall. The manufacturers claim that the 2kw light fittings chosen will limit glare and upward leakage of light. They would be fitted with the light source horizontal to the ground with a sharp cut off of the light at 80 degrees to the vertical.
36. The original proposal to provide seating facilities for up to 400 people has now been omitted from the scheme, as has a dance studio and fitness studio. An additional two car parking spaces would be provided for the benefit of disabled users of the sports hall. An existing cricket wicket which would be partially affected by the building would be relocated elsewhere on the playing field area.
37. In support of the amended application the **College has submitted a statement** setting out the following points (set out on the following pages up to and including page 18):-

Physical Education Faculty

- The College has a student population of approximately 2000 and yet only one effective indoor teaching space for PE
- This point was highlighted in our last OFSTED inspection in 1998 after which the following comment was written in the report:

“The curriculum has a strong bias towards games. To some extent the type of facilities, which are available, dictates this. There is some development of dance, aerobics and exercise to music, activities that are appealing to many girls. Expansion in this area will depend upon the provision of sufficient, suitable indoor space. The Sports Hall and Fitness Studio are valuable assets but do not meet the needs of a College of this size.”

OFSTED will expect the college to respond to these comments and to provide additional facilities to deliver the curriculum.

- The PE faculty loses this space for approximately three weeks in December for trial and modular exams, and an additional five to six weeks for the Summer exams equating to nearly 25% of the academic year when our indoor facility is unavailable for PE use. At these times, the lack of indoor space is compounded when we experience poor weather and are unable to have outdoor lessons.
- In addition to curriculum PE for all Key Stage 4 students, we run very successful PE examination courses at GCSE and A2 levels. For these groups it is impossible to provide them with any time to use the sports hall because of the pressure put on the present facility by our curriculum groups. As a result, all practical lessons for our examination PE groups take place at offsite facilities. A breakdown of costing is attached, but this particular year is rather conservative in relation to previous years.

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- Not only do such hirings have considerable financial costs, they also drastically reduce effective teaching time when transporting students to and from such facilities. On a single run, loss of teaching time is approximately 20 minutes out of 100, but if double journeys are required, with larger examination groups, this lost time is effectively doubled i.e. 40%.
- The current situation means that in excess of 20 minibus journeys per week during period from late October to late February are required, which increases the traffic on and off the College campus
- Having just one indoor space, which becomes unavailable for such long periods of time, also impacts on our ability to run a diverse and regular extra-curricular programme for students. With late buses running only three nights a week we can effectively offer only three indoor based activities, which are also interrupted during examination periods.
- The College aims to re-design existing facilities to cope with the current capacity of students. There is no intention to continue to expand in excess of 2000 students.

Community Use

- Oadby is one of the most densely populated areas of the county and is in need of more high quality and affordable indoor sports provision for the local community.
- Some of the existing provision, organised by the Community Education Department, takes place in appropriate off-site facilities, which does not always represent good value for money.
- The existing sports hall is a converted, covered area and does not meet the requirements of a modern approach to sports. The sports hall is long and narrow with a low ceiling and does not have space for adequate run-offs for players and this can be a Health and Safety issue.
- A new eight badminton-court centre would enable community provision to be centralised in modern facilities. Such a centre would meet the demands of a new style of sports delivery through a local 'Central Venue', i.e. rather than teams competing at a variety of venues, teams/clubs assemble and compete at one venue. This is particularly appropriate for basketball, netball, 5-a-side soccer and badminton. *The new centre would be a sport and leisure focal point for the local community.*
- Existing groups, such as Leicester and Oadby Gymnastics Club, various badminton, basketball, soccer and netball clubs would be able to expand their membership and attract more young people into sport.

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- The current College Junior Netball Academy is limited by space, which would be overcome by this two-court proposal.
- We envisage the centre would/could be staffed by a Community Sports Development Manager, who would promote the Centre and develop new areas of activity.
- Because of the heavy demands placed on Beauchamp College by existing users, we have no spare capacity to offer young people in youth groups. These high priority sectors of the community would be accommodated in this new provision.
- The College currently organises Out of School and Holiday childcare provisions for working parents. A new sports facility would enable us to offer a wider range of sporting activities for children aged 5-12 years.
- Total sports capacity of the Beauchamp College when the new facility is built:
 - **8 Badminton-Court Sports Hall**
 - **Fitness Studio (an existing facility in the main school building)**
 - **Outside 5-A-Side Football area – partially floodlit**
 - **Tennis Courts – floodlit**
 - **Netball Courts – floodlit**
 - **Rugby Pitches**
 - **Football Pitches**
 - **1 Cricket Pitch** (relocated from current position)
- The Sports Hall will only be used for sports related activities.
- The existing sports pitches/courts will continue to be used in the same way as currently used.
- The Sports Hall will be open no later than 10pm weekdays and the floodlit pitches no later than 9:45pm.
- We do not propose any community daytime use of the fitness studio. It is unlikely we will attract rush hour evening use of the fitness studio because of more modern facilities at other venues such as Parklands.
- The plans will not contain a Dance Studio, new fitness studio or sports hall seating. There is a proposal for a future extension adjacent to the floodlit pitches, which is likely to include external changing rooms, Dance Studio and Fitness Studio.

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- In the last few years disabled users have not approached us for dedicated use e.g. teams. If such a request were made we would not only welcome their interest but come off parking spaces near the Sports Hall entrance, in addition to the proposed two new disabled spaces.
- The demand identified by existing sports users is for local community use.
- Our definitions of a Centre of Excellence for basketball, netball and gymnastics is as follows: -
The provisions of high quality coaching for local young people who have a talent in their chosen sport.
Provide opportunities for talented young people to compete at an appropriate level.
- Currently affiliated clubs rent the facilities by paying an annual fee of £19 and a rate per hour for whichever facility they use. Outside matches, such as soccer, pay a fee per game, which includes use of changing rooms. We envisage this system will continue when a new facility is built.
- Current term time community usage of the College outside the College day follows this pattern: -

Monday-Wednesday	Adult Education and affiliated clubs/groups which mostly run from 6:30/7pm to 9/9:45pm. The College closes between 10 and 10:15 pm.
Thursday	Apart from a handful of clubs/classes, Thursdays are reserved for College events such as Parents Evenings. The College is closed from 10pm onwards.
Friday	A few affiliated clubs/groups. No adult classes. The College closes from 10pm onwards.
Saturday	Morning: Occasional classes either morning only or 9:30am – 3:30pm. These tend to be one-off events. We also rent the Sports Hall to the Oadby & Leicester Gym club. More recently we entered into an arrangement with Oadby Owls F.C. for them to use our car parks on Saturday mornings and thereby reduce congestion on Coombe Rise when they make use of the nearby recreation ground. Afternoon: occasional football matches.
Sunday	Occasional football matches. In the course of a year we may host between 6 and 8 Weddings

- It is expected that the new sports hall will be required for school use up until 5pm each school day. Community are likely to require it from 5pm - 10pm, Monday to Friday and from 9am – 5pm on Saturday and Sunday (see current term-time schedule showing Community use)
- This new development would enable The Beauchamp College, in partnership with existing and new users, to offer and develop a higher-level of facility, which will meet the demands of an ever-growing health and sports conscious society.

Term-time Community Use of Existing Sports Hall

Day	Time	Group	Approx. No. Of Cars	Level
Monday	1700-1900	Youth Tutor	2	B/1
	1930-2130	Manor East Badminton (2 Courts)	8	1 / 2
Tuesday	1730-2000	Oadby & Leic Gym Club	10-15 drop-offs	G/B/1/2/A
	2000-2200	Royales Basketball	6 Training Nights 12 Match Nights	1
Wednesday	1730-1930	Oadby & Leics Gym Club	10-15 drop-offs	G/B/1/2/A
	1930-2200	Badminton (2 Courts)	6	1 / 2
	1930-2130	Peregrine Badminton (1 Court)	6	1/ 2
Thursday	1630-1800	Netball (PE Department)	0	2/A
	1800-1930	Youth Tutor	0-2	B/1
	1900-2000	Oadby Five Aside	6	
	2000-2130	Houghton Rangers	6-10	
Friday	1700-1900	Wigston United Under 8's	2-8	G/B/1
	1900-2130	Marydene Badminton	6	1 / 2
Saturday	900-1300	Oadby & Leics Gym Club	10-15 drop-offs	G/B/1/2/A
		Oadby Scouts (Annual Event) 2 Saturdays in March		

LEVELS:

G – Grassroots
2 – Level 2

B – Beginners **1 – Level 1**
A – Advanced/County

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Current Car Parking Facilities and Use

- We have two parking areas for staff; one with 114 parking spaces and the other with 25, giving a total of 139 spaces.
- There are 21 parking spaces identified for Sixth Form students along the Coombe Rise driveway.
- We have 45 visitor spaces at the front and side of the College. The proposals include two new additional spaces for use by disabled people.
- There are currently 30 cycle spaces. The proposals include for approximately 30 additional covered spaces for cycles.
- The parking needs for adults attending most evening classes are met through the use of the Visitors Parking at the front of the College. This means that parking on Coombe Rise driveway and at the rear of the College (a total of 145 spaces) is available for adults using the sports facilities.
- As a majority of new programmes will target 14-19 year olds and High School students, we do not envisage we will require more car parking. Current usage has a maximum of 12 cars at any one time. It is likely this could rise to 20-25 cars maximum at any one time.
- Car parking Survey – week commencing Monday 17th November 2003.

	Car Park 1	Car Park 2	Car park 3	Car Park 4
Spaces Available	17	13	26	35
Mon Evening	1	8	1	3
Tues Evening	1	9	2	2
Wed Evening	0	6	0	0
Thursday (Parents Evening)	3	10	3	0
Fri Evening	0	7	0	0
Sat AM	0	5	4	0
Sat PM	0	0	0	0
Sun AM	0	0	0	0
Sun PM	0	0	0	0

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Environmental Impact of the proposed New Sports Hall

- The development is at the rear of the College and will be sited by the existing drama building.
- The new sports hall will shadow the proposed floodlighting from Coombe Rise.
- You will see from the plans that we have omitted floodlighting from the southern most court.
- The area of the sports field that the new sports hall will occupy will have minimum impact on the actual sports area available. There will be no effect on the number of sizes of sports pitches available since this is a practice area. This loss is more than offset by the gain of such practice area inside.
- A study has been carried out into the impact on wildlife. During the last 9 years, no one has any evidence of bats or badgers on the site. A recent study has revealed some smooth newts, but no great crested newts.
- The proposals do however include measures to ensure badgers are not harmed during construction and that the landscaping includes species that are beneficial to bats and badgers. This has been proposed in conjunction with LCC's Ecology Unit.

Community Use of the Floodlit area and projected programme

- It is envisaged that the floodlit pitches could be let to local sports clubs.
- The projected programme is likely to include sessions for young people from 5pm – 6:30pm and for adults from 6:30pm – 9:45pm Monday through Friday. The opening hours on Saturday and Sunday would be 9am – 5pm.
- Typical sporting activities that could be accommodated are Soccer, Netball and Hockey.
- It is estimated that evening use could mean an additional 10 to 15 cars per session maximum.
- It is expected that weekend use would be restricted to daytime use only.
- Photometric data has being obtained to show the extent of spillage of light. Lighting shields will be used to ensure minimum disturbance to neighbours.
- Floodlights will only be switched on when our courts are being used. We will investigate using an automatic timer, which will turn off the lights at 9:50 pm.

2003/0337/8 – continued

Improving Traffic Management

- Leicestershire County Council's Planning Section requires The College to produce and implement a Travel Plan, that will encourage safer, healthier and more environmentally appropriate forms of transports than single occupancy cars.
- A working party has been established to steer the initial draft of the travel plan. Membership includes school governors, neighbours, students, support staff, teachers, Oadby & Wigston Borough Council and Leicestershire County Council.
- A very detailed Travel Plan with Action Plan has already been submitted to Leicestershire County Council.
- A student survey shows that whilst 76% of students own a bicycle, only 1% of them cycle to school. One of the main reasons is the lack of a locked, covered cycle park and lockers in which to keep heavy books and resources required for lessons. The proposed new sports hall will facilitate the construction of a suitable cycle park, lockers for students wishing to cycle to college, plus access to shower facilities.
- The Travel Plan includes a range of initiatives to decrease the number of cars arriving on the college campus and the number of drop-offs and pick-ups at the beginning and end of the school day. For example, promotion of cycle routes, providing details of local bus routes, the possibility of a drop-off/pick-up point away from the College and a car-sharing scheme.

COST OF USING OFF-SITE FACILITIES

Based on financial year 2002/03

PE

Manor Road	1515.00
Saffron Lane	14.70
Parklands	242.55

Total **1772.25**

DANCE

Dance Studio	240.00
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PE/DANCE

Minibus	694.00
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GRAND TOTAL **2706.25**

Projected Programme of the New Sports Hall

Day	Court One		Court Two	
Monday	5 – 8 pm	Basketball (14-19) *	5 – 7pm	Youth sports (14-19)
	8 – 10 pm	Basketball (Adults)	7 – 10pm	Manor Badminton
Tuesday	5:30 – 7:30pm	Oadby & Leics Gym Club (8–16) *	5 – 7pm	Basketball (10-14) *
	7:30 – 10pm	Royales Basketball (Adults)	7 – 9pm	Basketball (14-21) *
Wednesday	5:30 – 7:30pm	As Above *	5 – 7pm	As Above *
	7:30 – 10pm	2 Badminton Clubs	7 – 9:30pm	Basketball (14-21) *
Thursday	4:30 – 6pm	School Netball (14-19)	5 – 7pm	As Above *
	6 – 7pm	Youth Sport (14-19)	7 – 9:30pm	As Above *
	7 – 8pm	5-A-Side Soccer (Adults)		
	8 – 9pm	5-A-Side Soccer (Adults)		
Friday	5 – 7pm	Children’s Soccer	To Be Decided	
	7 – 9:30pm	Marydene Badminton	To Be Decided	
Saturday	9am – 1pm	Gym Club	To Be Decided	<u>Junior Classes (AM & PM)</u>
	1 – 5 pm	Netball	To Be Decided	
Sunday	AM	To Be Decided	To Be Decided	Junior Classes (AM & PM)
	PM (till 5pm)	To Be Decided	To Be Decided	

* Centre of Excellence – development of players from school teams level to county level of performance.

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Consultations - responses received on the amended proposals

Oadby and Wigston Borough Council – Planning

38. Response not available at the time this report was published – due to be considered by the Borough Council's Development Control Committee on 5th February 2004.

Oadby and Wigston Borough Council – Environmental Health Officer

39. My original comments are still appropriate. It is pleasing to see that one of the previous points, escaped lights from the floodlights, has been considered at the design stage and assurances have been obtained that light spillage should not cause a problem to neighbouring properties.

Heritage Services – Archaeology Unit

40. No comment

Heritage Services – Ecology Unit

41. Records suggest that there are badgers in close proximity to the site. The applicant should be made aware of this and asked to seek further information. A close watching brief should be maintained as work progresses. If any protected species are discovered, works must cease immediately and English Nature informed. If any planting is to be carried out it is recommended that the chosen species should be chosen to benefit the wildlife in the area.

Sport England

42. Regarding amended details for the above planning application, including details of the floodlighting scheme. It is understood that the hard court areas will be used for Class II multi-use games activities including football and hockey. The proposed minimum LUX level shown on the drawings will be suitable for the proposed uses.

There are no other comments to make on the application at this time.

Director of Highways, Transportation & Waste Management

43. Response not received at the time this report was published.

Publicity

44. The amended proposals have been advertised locally by site notices and by letter to some 200 properties in the locality on 30th December 2003.

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45. Seven letters of representation have been received in respect of the amended plans. Five from households in Coombe Rise and whose properties back onto the College near to the application site. Two letters have been received from households in Vandyke Road which is at a distance from but is one of the approach roads to the college.

The representations made by those households are set out below but have been split to reflect the different issues raised by households which occupy properties in the two different locations.

Coombe Rise households:-

- Due to the need to rebuild the Gartree School a strategic review of the layout of the two upper schools should be carried out which could identify whether there would be a more appropriate location for the sports hall a further distance away from the houses.
- Whilst the need for the facilities, which will benefit the pupils and the community, is appreciated this should not be at the expense of the amenities of local residents.
- Floodlighting will affect the rooms at the back of the houses
- The light from the floodlights (10m high) would not be obscured from nearby houses by the drama block (7.1m high) or by the single storey element of the sports hall (4.6m high). There would be a gap between the sports hall and the drama block through which light would also be directly visible. Although there may not be much light spillage, there would be a wall of white light.
- The use of floodlighting until 9.45 Monday to Friday would lead to an unacceptable amount of noise made by players and spectators at unsociable hours
- Therefore, the hours of floodlighting use should be more strictly controlled than those required by the college. The hours suggested below, plus an additional time of 30 minutes for people to be off site, would reflect the current start time of lessons and the usual finish time of evening adult education classes.
- Term time use of floodlit courts restricted to the hours between 09.00 and 20.00/20.45 hours on weekdays; 10.00 and 17.00 hours Saturdays and no activity on Sundays.
- The sports hall use should be restricted in term time to the hours between 09.00 and 20.30 hours weekdays; 10.00 and 17.00 hours Saturdays; 10.00 and 13.00 hours Sundays
- In school holidays the sports hall and courts should be restricted to the hours between 10.00 and 17.00 hours Mondays to Saturdays and not at all on Sundays.
- Events which are expected to exceed 100 competitors/spectators should first have the consent of over 60% of the local residents that reply – to give residents advance warning of a proposed event and control over their number and frequency.

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- Due to the expansion of the college there has been construction work taking place at the college every year for the last 12 years to the detriment of residents amenities.
- If the existing indoor sports facility will be used for other purposes where will the exams currently held in there take place – will it be the sports hall?
- The sports hall should not be used for other non sports related activities such as meetings, weddings, discos or live music
- There should be provision of natural screening to the rear of the nearby residential properties.
- Presence of bats is known in the area

Vandyke Road households:-

- The disturbance to the houses nearest the proposal would be horrendous, especially the floodlights
- Of most concern is the likely traffic problems. The roads in the area were designed to cope with domestic traffic only. There is currently heavy volumes of traffic to and from the college in the morning and afternoon, with on street parking during the day. Obstructions caused by the parking often affect the public transport route near the college. There is a particular danger in Vandyke Road as drivers speed recklessly down the road towards Ashtree Road. The proposed development would exacerbate these problems to the detriment of residents

Assessment

Location

46. It should be noted that this is a proposal made directly by the college and is not being promoted by the Education Authority. Consequently, although residents may suggest that there should be a strategic review of the whole of the Gartree and Beauchamp campuses to ascertain whether there is a more appropriate location for the sports hall the County Planning Authority has to consider the proposal on its merits. Since the proposal is not one being promoted by the LEA the council is not in a position to control whether a review should be undertaken to assess whether there is a more appropriate location and the proposal needs to be considered on its merits. There are no other more suitable locations for the sports hall within the Beauchamp College campus which would be well located in respect of the other buildings on the site, the car parking and which would not lead to the loss of pitches on the playing fields

Effect of Sports Hall

47. The effect of the sports hall on the amenities of the occupiers of the nearby houses needs to be considered. The building would be single storey (4.2m) and partly two storey (10m) in height. It would be at a distance of 87m from the boundary of the college with the nearest house. This is considered to be a

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reasonable distance to ensure that the building does not have an overbearing effect on the nearby properties. All the activities associated with the sports hall will be carried out inside the building and it is not proposed that there should be any windows (except at an upper level) on the eastern elevation of the building. The entrance to the sports hall would be taken from the western side of the building. This should ensure that there is a minimum amount of disturbance from the associated activities for the residents. In any event it should be borne in mind that there are sports pitches at the rear of the houses where outside activities are carried out and consequently any activity associated with the sports hall should be viewed in this context. Its proposed position would enable the building to be screened from the surrounding street scene.

48. A covered cycle area would be provided on the north side of the building and this, together with the shower facilities in the hall, will enable the college to encourage staff and pupils to travel to the college by bicycle – one of the proposals in the college travel plan prepared in an attempt to reduce car borne journeys to the site.

Effect on Playing Field Provision

49. It is not intended that the construction of the sports hall will lead to the loss of any formal playing field. Although the land is laid out to grass the area is only used as a practice pitch. In any event the provision of an indoor sports facility of the type proposed should more than make up for any loss of outdoor grassed area. An existing cricket wicket which would be partially affected by the building would be relocated elsewhere in the playing field area. Consequently, there would not be any overall loss of sports area which might be contrary to guidance and policy.

Effect of Floodlighting

50. The effect of the floodlighting on the amenities of the occupiers of nearby houses needs to be considered. The lighting diagram submitted with the amended application suggests that there would be no light spillage shining directly from the fixtures onto nearby properties. There is none the less concern by the residents that there would be a 'wall' of light visible to a number of properties, in their opinion 6 – 18 Coombe Rise. Although the floodlight columns are high at 10m this is to enable the light fittings to be angled parallel to the ground thus ensuring that the least amount of light would spill out onto the surrounding area. No light is emitted directly by the floodlights above the horizontal plane although the amount of light reflected off the pitch surface into the air is unavoidable no matter what floodlighting technology is employed. The number of floodlighting columns has been reduced from that proposed in the interim amendment. Consequently, the most southerly court will not be illuminated so that no floodlights would extend south beyond the cover of the proposed sports hall. The hours of use of the floodlights would be restricted by condition.

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51. The houses in Coombe Rise are set at an angle to the college campus so that only a few of the houses, at the north eastern end of Coombe Rise will look out directly onto the lights at an angle of 90 degrees. These houses will be largely shielded from the floodlights by the intervening drama block and the proposed sports hall, although it is appreciated that the height of the drama block and the height of the single storey element of the sports hall will be lower than the top of the floodlight fittings. Part of the sports hall would be single storey (4.2m) at the end nearest the drama block, and the buildings would, therefore, give less relief from the lighting in the gap between the drama building (7m) and the two storey part of the sports hall (10m). The back wall of the nearest house at 6, Coombe Rise will be some 110m from the nearest light column. It should be appreciated that the floodlighting will in the main only need to be on during the winter months and then only in the hours of darkness. The residents in this locality have requested that landscaping be provided as a condition of any approval to screen both the floodlighting and the sports hall and this has been included in the recommendation.

Hours of Use

52. Although the use of the courts may be intensified as a result of the floodlighting, the presence of the sports hall would serve in some respects to deaden the sound of people using the courts. It would be possible to control the hours of use of the floodlights and of the sports hall by condition. By agreement with the college the hours of use of the hard surfaced courts can be controlled by the imposition of a condition.

53. The residents have suggested a range of opening hours for the sports hall and the floodlighting (see section of the report relating to publicity). The college has requested the following hours of use for the sports hall and the floodlights :-

<i>Hard surfaced courts and floodlighting:-</i>	08.30 – 21.30 weekdays**
	09.00 – 17.00 Saturdays
	10.00 – 17.00 Sundays

(**this would allow 2 bookings to be made for community use 18.00–21.30)

<i>Sports Hall:-</i>	08.30 – 21.45 weekdays
	09.00 – 17.00 Saturdays
	10.00 – 17.00 Sundays

(NB adult education evening classes finish 21.00 – 21.30 hours)

54. The college has agreed to restrict the number of large scale sports events per year to 6 and will notify the CPA and residents of these in advance. The college is also prepared as a gesture of goodwill towards the residents to have, by condition, a restriction on the number of non educational activities which currently occur at the college eg weddings, parties etc to no more than 10 per year. If planning permission is granted it is suggested that a condition be imposed which would preclude these events from happening whilst the sports hall is in use. Furthermore the college is also prepared to restrict the activities on the hard surfaced courts to certain hours even when the floodlights are not in operation.

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Traffic and Car Parking

55. The effect on local roads as a result of additional traffic and the need for additional car parking on the college needs to be considered. Members will be aware that in the past the issue of car parking at the College, has been a source of contention with the neighbours. Often the activities at the college have led to cars being parked on the surrounding residential areas to the detriment of neighbours. A package of measures to improve car parking facilities and their use has been carried out in recent times including better signage, car park information to students in brochures, CCTV coverage of car parks, premises officers on duty directing traffic and the movement of the control barrier further into the site to allow more visitor parking to be available. A travel plan has been produced by the college.
56. It should be appreciated that it will be the use of the sports hall that might have the greatest effect on these issues. The existing hard surfaced courts could be used at any time in daylight hours since there is no restriction on their use, although the introduction of floodlighting could extend the hours of use in the winter months into the early evening. The college suggests that the proposals would not lead to any additional students or staff and therefore there would be no need for additional parking in this regard.
57. In term time the daytime use on weekdays of the sports hall and courts would be restricted to use by students only. Consequently there should not be any marked increase in traffic associated with the development at this time and therefore no need for additional car parking. There will be a reduction in the number of off-campus movements to take students to other sports facilities. In the evenings the facilities would be open to the community and therefore there would be traffic associated with this use. However, this would be at a time when traffic on the local roads would be less and the roads should be able to accommodate that traffic. The existing car parking at the college would be free from use by the daytime pupils and staff and would be available for the users of the sports hall/courts. Although there are some adult evening classes at the college these do not attract numbers of people which would make use of all of the car parking spaces and the remainder would be available for sports users.
58. Out of term and at the weekend the same situation would apply. Any consent could be restricted to ensure that only a certain number of people could be accommodated on the site at any one time, thus ensuring that sufficient car parking is available. The college is prepared to limit the number of occasions when there might be large scale use of the sports hall to a maximum of 6 per year and to limit the number of non-educational use of the other school buildings to 10 per year. An additional two car parking spaces would be provided for the benefit of disabled users of the sports hall. Further car parking spaces close to the hall could be coned off if necessary for the use of disabled people.

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Residents Liaison Group

59. It should be noted that since the new Principal has been in post since the start of the 2004/5 academic year that a residents liaison group has been set up. This meets on a regular basis and enables the college and residents to discuss matters of mutual interest. These meetings together with the public meetings which have been held specifically about the sports hall proposal has enabled many of the issues which have been of concern to the residents to be discussed and in some part resolved. This may be reflected in the reduced number of representations which have been received from local residents in respect of the amended plans, and have been mostly restricted to the households immediately affected by the proximity of the proposed development.

Conclusion

60. The proposed development will be available for use during and outside normal community college hours. Consequently, it would be necessary to impose conditions relating to the hours of use and the emission of noise. It should be noted that hours of construction are limited by condition recommended in order to protect the amenities of residents. Satisfactory access would be available for people with mobility restrictions. There will not be any significant loss of existing vegetation and additional landscaping is required by condition. In these terms the proposal meets the intentions of Service Proposal 4 and also of Landscape Proposal 1 of the Local Plan.
61. Furthermore, the sports hall also meets the intentions of the latter Proposal for the following reasons. The building design, scale and form is well related to the existing college buildings and will not detract from the quality of the environment. The height and size of the hall would be in keeping with the surrounding area and buildings. The materials proposed in the construction of the building are acceptable.
62. The sports hall and upper part of the floodlights would generally be visible within the College and Gartree High school campuses by the residents whose houses front onto Coombe Rise and back onto the college. The sports hall would be at a sufficient distance away from those houses so as not to have an overbearing effect or affect the residential amenities. The amenities of occupiers of the houses would not be duly harmed by the floodlighting since the intervening buildings of the drama block and the proposed sports hall would provide some relief.
63. On balance, it is considered that subject to the recommended conditions to mitigate the effects of the scheme, the proposed sports hall and floodlighting would be acceptable in planning terms and are recommended accordingly for approval.

Recommendation

- A. Permit subject to the observations of the Director of Highways, Transportation and Waste Management and the conditions, as set out in the appendix.
- B. To endorse, as required by the Town & Country Planning (General Development Procedure) Order 1995 (as amended) a summary of the:
- (i) Policies and proposals in the development plan which are relevant to the decision, as follows:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy guidance and the relevant Circulars, together with the relevant Development Plan policies, including the following, -

[Leicestershire Structure Plan:- *Strategy Policy 1 and Leisure Policy 1*

Leicester, Leicestershire & Rutland Structure Plan (as proposed to be adopted July 2003):- *Leisure Policy 2*

Policies of the Oadby and Wigston Local Plan:- *Recreation Proposals 1 and 2; Service Proposals 3 and 4; Landscape Proposal 1]*

- (ii) Reasons for the grant of planning permission as follows:

The County Council considers that the benefits associated with the proposal (i.e. the need principally to provide adequate sports facilities for the benefit of the college pupils and to encourage more local young people into sport) outweigh any limited effect on the amenities of nearby residents. The County Council also considers that any such harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

Circulation Under Sensitive Issues Procedures

Mr. M. Griffiths, CC

Officer to Contact

Miss A.J. Baker (Tel. 0116 265 7054)
E-Mail: planningcontrol@leics.gov.uk

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Conditions

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. Notwithstanding the materials shown on the submitted plan representative samples of the materials to be used externally in the construction of the proposed sports hall shall be deposited with and approved in writing by the Director of Community Services before development commences.
3. Before any development is commenced on the site details shall be submitted to and approved in writing by the Director of Community Services with regard to:-
 - a) a landscape scheme which shall indicate the treatment proposed for all ground surfaces, together with the numbers, types, species of planted materials and their disposition. Particular regard should be paid to the provision of planted material to act as a screen between the sports hall and the rear of the properties which front onto Coombe Rise;
 - b) the siting, design, luminance, direction of light distribution and the shielding of all means of external lighting and of CCTV cameras to be provided on the sports hall;
 - c) the external colour finish of the proposed lighting columns. Thereafter the columns shall be maintained in the agreed colour finish and
 - d) a scheme for the provision of surface water drainage works. The drainage works shall be completed in accordance with the details and timetable set out in the approved scheme.
4. The approved landscape scheme referred to in Condition No. 3 shall be carried out in the first appropriate planting season following the date when the proposed extension is ready for occupation. All planted material shall be suitably maintained and replaced as necessary by the applicant(s) or owners of the land at the time for, a period of not less than 10 years from the date of planting.
5. No development shall take place within the application area, including sites works of any kind, until the applicant (or its agent or successors in title) has secured the implementation of a scheme for further ecological survey and appropriate mitigation and compensation measures, especially in regard to protected species, unless it has been shown conclusively in any previous survey that none are likely to be adversely affected. If this is the case a watching brief shall be maintained by the developer/applicant throughout the course of the works. Walkover surveys should be undertaken immediately prior to any part of the development commencing to ensure the discovery of any protected species that may have moved into the area. The scheme shall be submitted to and approved in writing by the Director of Community Services.

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6. The mitigation measures referred to in condition 5 above shall set out the detailed design, methods statement and timetable of works to mitigate for harm to any protected species discovered and shall be approved in writing by the Director of Community Services and carried out as part of the development. No development shall take place except in accordance with the agreed details.
7. Any excavations on site left unattended overnight shall be securely covered to the satisfaction of the Director of Community Services. In particular if any trenches dug during construction activities are left open overnight they shall be left with a sloping end or ramp to allow any animal that may fall in to escape. Any pipes over 200mm in diameter should be capped off at night to prevent animals entering.
8. Unless first agreed in writing by the County Planning Authority, the light intensity of the proposed floodlights shall not exceed that indicated on the approved plans and specifications. The light distribution shall be controlled so that negligible light is visible from outside the surface of the existing courts, as shown on the submitted plan.
9. The floodlighting shall not be implemented prior to the sports hall being built.
10. The use of the proposed floodlighting and the existing courts shall be limited to 08.30 – 21.30 hours (weekdays); 09.00 – 17.00 hours (Saturdays); 10.00 – 17.00 hours (Sundays) only and not at all on Public or Bank Holidays, unless otherwise first agreed in writing by the Director of Community Services. The proposed floodlights shall not be switched on outside of these hours.
11. The use of the sports hall hereby permitted shall be limited to 08.30 – 22.00 hours (weekdays); 09.00 – 17.00 hours (Saturdays); 10.00 – 17.00 hours (Sundays) only and not at all on Public or Bank Holidays, unless otherwise first agreed in writing by the Director of Community Services.
12. Unless otherwise agreed in writing with the Director of Community Services the use of the sports hall shall be restricted to pupils of The Beauchamp College until 17.00 hours during any school day.
13. The sports hall hereby permitted shall only be used for such purpose and for no other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any other Order revoking or re-enacting that order). Unless otherwise agreed in writing with the Director of Community Services the sports hall shall not be used for any non sports related activity such as meetings, conferences, weddings, theatre productions, discos or live music or other activities which may have a need to provide individual seating accommodation.
14. This consent does not relate to the use of any part of the sports hall for a bar or similar community use.

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15. There shall not be any noise (including amplified speech or music) or vibrations generated from the site associated with the sports hall and the hard surfaced courts which would be detrimental to the amenities of the occupiers of nearby properties.
16. The number of sports related activities on site associated with the sports hall and the existing hard courts where the number of competitors/ spectators exceeds 100 shall be restricted to 6 per annum, details of which shall be notified in advance to the Director of Community Services.
17. Unless otherwise agreed in writing with the Director of Community Services, no more than 10 non-educational events (other than sports activities associated with the sports hall and the hard courts) shall take place within the main college buildings and grounds in any educational year, (i.e. from 1st August to 31st July). Prior to such activities taking place, the Director of Community Services shall be notified in writing of the dates and nature of each event.
18. Unless otherwise agreed in writing with the Director of Community Services, all site preparation and construction works, deliveries of and movement of materials and machinery, in connection with the approved development, shall only take place between 0730-1800 hours Monday to Friday. No such activities shall take place any time on Saturday or Sundays or Statutory Public or Bank Holidays. There shall not be any work carried out under floodlights on the construction site unless otherwise agreed in writing with the Director of Community Services.
19. The additional car parking for disabled persons shown on the submitted plan shall be hard surfaced, marked out and made available before the sports hall facility is first brought into use. Thereafter it shall remain available for use at all times free from any obstruction.
20. This consent relates to the application as amended by revised plans and information numbered 2003/0337B/8.
21. Unless otherwise agreed in writing with the Director of Community Services the development shall be carried out in accordance with the plans as submitted.
22. This consent does not relate to the future extension shown for illustrative purposes on the submitted plan.

Reasons

1. To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990 and to enable the County Planning Authority to review the position at the end of this period.

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2. To ensure a satisfactory grouping of materials. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
3. To ensure a satisfactory form of development. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
4. To ensure that the work is carried out within a reasonable period and is properly maintained. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
- 5,6 & 7. To ensure that appropriate measures are taken to protect features of importance to nature conservation, including protected species and their habitats, and reduce ecological impacts of the development. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
8. In the interests of visual amenity and to safeguard the character of the locality. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
- 9,11, 15,16 & 17&18. To safeguard the amenities of nearby residents. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
10. In the interests of visual amenity and to safeguard the amenities of nearby residents. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
12. To ensure that adequate parking facilities are available to serve the development. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
- 13,14. To ensure that the use of the premises remains compatible with the existing development in this locality and to enable the CPA to assess the impact of any alternative or additional uses. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
19. To ensure that appropriately located off street parking facilities are available to serve disabled people. (Oadby & Wigston Local Plan 1999: Service Proposal 4)
- 20,21 & 22. For the avoidance of doubt

Notes to Applicant

1. Your attention is drawn to the contents of the letters, attached to this consent, from the Director of Community Services – Heritage Service, regarding ecology matters.
2. Your attention is drawn to the contents of the letter, attached to this consent, dated 27th June 2003 from Oadby & Wigston Borough Council's Head of Environmental Health and Environment.

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3. You are advised that this proposal may require separate consent under the
 4. The condition numbered 17 means no activities either in or out of the buildings eg weddings, parties, car boot sales, shows, productions etc
 5. Consideration should be given to the use of infra red lighting in association with any cctv cameras to be provided on the sports hall building.
 6. Your attention is drawn to the fact that the use of the sports hall and hard courts is restricted by conditions to certain hours. It is expected that the premises (including the building, car park and grounds) will be vacated by the latest times referred to in these conditions.
-

DEVELOPMENT CONTROL AND REGULATORY BOARD

The considerations set out below apply to all preceding applications.

EQUAL OPPORTUNITIES IMPLICATIONS

Unless otherwise stated in the report there are no discernible equal opportunities implications.

IMPLICATIONS FOR DISABLED PERSONS

On all educational proposals the Director of Education and the Director of Property will be informed as follows:

Note to Applicant Department

Your attention is drawn to the provisions of the Chronically Sick and Disabled Person's Act 1970 and the Design Note 18 "Access for the Disabled People to Educational Buildings" 1984.

You are advised to contact the County Council's Assistant Personnel Officer (Disabled People) if you require further advice on this aspect of the proposal.

BACKGROUND PAPERS

Unless otherwise stated in the report the background papers used in the preparation of this report are available on the relevant planning application files.

SECTION 54A OF TOWN AND COUNTRY PLANNING ACT 1990

Members are reminded that Section 54A of the 1990 Act requires that:

"Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

Any relevant provisions of the development plan (i.e. the Structure Plan or any approved Local Plans) are identified in the individual reports.

The circumstances in which the Board is required to "have regard" to the development plan are:

Section 70(2) :	determination of applications;
Section 77(4) :	called-in applications (applying s. 70);
Section 79(4) :	planning appeals (applying s. 70);
Section 81(3) :	provisions relating to compensation directions by Secretary of State (this section is repealed by the Planning and Compensation Act 1991);
Section 91(2) :	power to vary period in statutory condition requiring development to be begun;
Section 92(6) :	power to vary applicable period for outline planning permission;
Section 97(2) :	revocation or modification of planning permission;
Section 102(1) :	discontinuance orders;
Section 172(1) :	enforcement notices (the phrase occurs also in the new s. 172 which is substituted by the Planning and Compensation Act 1991, but not in the new provisions relating to planning contravention notices (new s. 171C) and breach of condition notices (new s. 187A);
Section 177(2) :	Secretary of State's power to grant planning permission on enforcement appeal;
Section 226(2) :	compulsory acquisition of land for planning purposes;
Section 294(3) :	special enforcement notices in relation to Crown land;
Sched. 9 para (1) :	minerals discontinuance orders.