

East Area Planning Committee

3rd August 2016

Application Number: 16/01530/CT3

Decision Due by: 3rd August 2016

Proposal: Refurbishment of the existing external artificial sports pitch along with replacement ball-stop fencing, clean access and site furniture, replacement floodlights. Resurfacing of the existing playing space with new 3G artificial grass pitch surface. Installation of new ball stop fencing to the new pitch perimeter to replace existing high level fencing. Creation of new hard standing areas with associated porous asphalt surfacing and matching ball stop fencing for pedestrian access, goals storage and vehicular maintenance access. Replacement of existing artificial (flood) light system. Installation of overspill vehicular parking area.

Site Address: Tennis Courts Pegasus Road Oxford Oxfordshire

Ward: Blackbird Leys Ward

Agent: Mr Tom Betts

Applicant: Oxford City Council

Recommendation: East Area Planning Committee is recommended to grant planning permission for the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions

- 1 Development begun within time limit;
- 2 Develop in accordance with approved plans;
- 3 Materials;
- 4 Car parking;
- 5 Lighting;
- 6 Hours of lighting;

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

CP13 - Accessibility

CP19 - Nuisance

CP20 - Lighting

CP21 - Noise

Core Strategy

CS11 _ - Managing Flood Risk

CS12 _ - Biodiversity

CS21 _ - Green spaces, leisure and sport

CS18 _ - Urban design, town character, historic environment

Sites and Housing Plan

SP5 _ - Blackbird Leys Central Area

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

11/00242/CT3 - Extension to existing Blackbird Leys Leisure Centre to provide 25m swimming pool, learner and fun pools and ancillary facilities. Alterations to existing leisure centre including new entrance, plus external works including landscaping and alterations to existing car parking to provide 121 spaces and 50 cycle spaces. – PER

Statutory and Internal Consultees:

Internal Biodiversity:

Considering that flood lighting is already present on the site, the lack of significant ecological receptors and lack of records for protected species in the vicinity of the site there are no objections in relation to the impact on ecology.

Blackbird Leys Parish Council

No comments.

Oxfordshire County Council Highways

No objections.

Representations Received:

None

Site Description

1. The application site encompasses the existing (and recently expanded) Blackbird Leys Leisure Centre, the associated car park and an existing Multi Use Games Area (MUGA) to the north of the car park. The site is accessed

from Pegasus Road and is sited within the central part of the Blackbird Leys Estate. To the north and west of the site is the Cherwell Valley College site (with the Evenlode Tower beyond), to the east is Blackbird Leys Park and to the south is residential development off of Pegasus Road.

Proposed Development

2. It is proposed to resurface the MUGA and carry out other improvements associate with the refurbishments of the sports pitch.
3. The work includes replacing the surface of the MUGA with a new '3G' artificial grass pitch surface. The 3G surface is a type of playing surface that is more contemporary than earlier generation artificial surfaces and meets Football Association (FA) and technical guidance standards. It is also proposed to erect new 4.5m high ball stop fencing around the perimeter, and install new hard standing areas around the pitch for goal storage and maintenance access.
4. Floodlighting is proposed to replace the existing four floodlight masts (that are 8m in height) with six floodlight masts of the same height.
5. A new overflow car parking area is proposed to provide an additional 41 car parking spaces. The proposed overflow parking area would be constructed with a 'BodPave' surface; this would match the adjacent 22 spaces provided as an existing overflow to the main car parking immediately to the north of the leisure centre.
6. The proposed MUGA is proposed to be administered and managed by the Blackbird Leys Leisure Centre, to compliment the facilities provided on the site.
7. The principle determining issues of the application are:
 - Principle
 - Design
 - Impact on Amenity
 - Car Parking and Access
 - Flooding and Surface Water Drainage

Officers Assessment:

Principle of Development

8. The application site is covered by an area specific policy, Policy SP5 of

the Sites and Housing Plan. This is a site allocation that states that the development of community facilities is acceptable in principle within the application site. The proposed development would provide a replacement of an existing MUGA and an enhancement to the community facilities offering in the locality. The development is therefore acceptable in principle.

Design

9. The proposals would involve the replacement of an existing tarmac MUGA with a more natural looking artificial pitch that would be more visually acceptable as well as providing a more realistic and high performance playing surface. It should be noted that the existing MUGA is not usable because of the poor quality of playing surface, including significant undulations in the tarmac.
10. The proposed ball stop fencing would ensure that there would protect nearby vehicles as well as provide a more visually acceptable enclosure to the MUGA than the existing dilapidated fence.
11. The proposed six floodlighting columns would be a more modern design and would not be higher than the existing columns. Each column would be mounted with eight LED luminaires, which are a more contemporary and high performance lighting design that are specified to provide less overspill of light. The proposed lighting would have a high energy performance and low maintenance cost. The proposed floodlighting columns have a brushed silver finish. It is recommended that the replacement floodlighting would be acceptable visually in this location; having had regard to the presence of lighting in the surrounding area (especially the car park to the south).
12. The proposed car parking area and tarmac access would appear acceptable in visual terms. It would form an acceptable extension to the existing car park. The proposed car park would be close to the existing ticket machines in the main car park. This part of the site is already well lit because of the adjacent overflow car park that runs parallel to the proposed area of parking.
13. The proposed tarmacked access point for the MUGA relates well to the existing car park (and proposed overflow); the level access in this location and close proximity to the adjacent leisure centre would ensure that this is would be a practical and usable facility as well as being accessible by disabled users. The design and access statement submitted with the application states that all paths will comply with the requirements of the Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'.
14. It is proposed to clear overgrown vegetation surrounding the MUGA and provide a paved, mowed margin and areas for goals. This would provide a

more open surrounding for the MUGA which would improve visual surveillance and contribute to the safety and functionality of the site.

Impact on Amenity

15. The development proposed is not immediately adjacent to any residential buildings. The Evenlode Tower is approximately 60m from the nearest proposed floodlighting column and plans have been provided that would indicate minimal light spillage from the floodlighting over that distance (less than 2 LUX). It is considered that this is a location already containing floodlighting (and other lighting) where the impact on amenity would be acceptable.
16. There is a noise impact associated with the use of MUGA and all sports pitches, particularly where floodlighting enables play later in the evenings (especially in winter months). However, as this is an existing sports pitch (and forms part of a wider leisure use of the surrounding site) it is considered acceptable in terms of its amenity impact. A condition is recommended that would require lighting to be switched off after 10pm at night.

Car Parking and Access

17. There are proposals to provide a net increase of 41 car parking spaces; these would be aligned with the existing overflow car park to the north of the leisure centre. The new car parking area would be accessed from the main car park itself; it is understood that the proposals would form a continuation of the existing car park with the same charging and enforcement regime. In access terms, the proposals would be acceptable and provide sufficient car parking for the users of the MUGA and in relation to the requirements of Policy TR3 of the Oxford Local Plan 2001-2016.
18. It is important to point out that the car parking that is proposed would also provide a useful overflow car park for the leisure centre during peak periods which would reduce the impact on local parking pressures and improve highway safety. It is recommended that the development would be acceptable in terms of the amount of parking and impact on highway safety.

Flooding and Surface Water Drainage

19. The application site does not lie in an area of high flood risk.
20. The proposals would provide for the disposal of surface water on-site. The proposed artificial pitch would contain a permeable sub-base to deal with excess water and there are adequate on-site soak ways within the

application site. The existing playing surface is constructed from tarmac which is impermeable; therefore the proposals would have no increase in surface water runoff.

Biodiversity

21. Considering the amount of lighting on-site and no documented protected species, the proposed development would be acceptable in terms of the impact on ecology and would comply with the requirements of Policy CS12 of the Core Strategy (2011).

Conclusion:

22. On the basis of the above, Officers recommend that the East Area Planning Committee grant planning permission for the proposed development subject to the conditions as set out in the report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 16/01530/CT3

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Date: 19th July 2016