

DEVELOPMENT CONTROL AND REGULATION COMMITTEE
28 February 2023
A report by the Executive Director for Economy and Infrastructure

Application Reference No. 4/22/9004

Application Type: Full Planning Permission

Proposal: Construction of a Multi-Use Games Area (MUGA)

Location: Bransty Primary School, Mona Road, Whitehaven, CA28 6EG

Applicant: Cumbria County Council

Date Valid: 5 December 2022

Reason for Committee Level Decision: Application made by Executive Director for Economy and Infrastructure

1.0 RECOMMENDATION

- 1.1 That planning permission be granted subject to the conditions set out in Appendix 1 to this report.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought to construct a hard-surfaced Multi-Use Games Area (MUGA) on land within the western curtilage of Bransty Primary School, Whitehaven. The MUGA is proposed to be formed on a former grassed play area adjacent to the staff car park which recently hosted temporary portacabins that were provided in connection with the emergency relocation of St Bridget's Primary School due to a landslip being uncovered above their Parton premises.
- 2.2 The proposed MUGA would be tarmac surfaced and measure 25m by 15m in footprint and be enclosed by 2m high weldmesh fencing and gates with rebound perimeter fencing. Both the MUGA surface and fences are proposed to be finished in a green colour. A 1.2m wide tarmac path is proposed around the MUGA.
- 2.3 It is proposed that the MUGA will be restricted to school-use and will be used between the hours of 8.30am to 5.30pm, to cater for wrap around care, during the school week. No evening, weekend or school holiday usage or wider community use is proposed. No floodlighting is proposed.
- 2.4 The application has come forward as the school wish to take advantage of the groundworks undertaken in association with the provision of the temporary portacabins to provide improved facilities for all-year round play and sports. The MUGA is proposed to be marked out for football, basketball, and cricket to Sport England requirements so as to be suitable for Key Stage2 use (i.e., Years 3-6 - pupils aged between 7 and 11 years).

3.0 SITE DESCRIPTION

- 3.1 Bransty Primary School lies approximately 1.3km north of Whitehaven town centre. It is situated within the eastern side of the Bransty housing estate. This

estate was constructed in the late 1920s/early1930s, with the school being opened in 1931 to serve it.

- 3.2 The school occupies a rectangular 1.1ha plot of land. The school building complex is sited just off-centre within the plot and has a rectilinear footprint. An area of playing field covering a circa 0.2ha area and a tarmac surfaced staff car park lie to the western side of the school building. This playing field is generally level, with a slight gradient down to Haig Avenue at its western edge. To the western side of the school building is a level tarmac surfaced playground that covers an area just over 0.175ha. To the east of this playground is a large, grassed area on a slope that covers an approximately 0.25ha area with some blocks of planting for wildlife present on outer edges of this.
- 3.3 The perimeter of the school is defined by a mixture of boundary walls and fencing. Metal palisade fencing that stands approximately 1.8m high forms the main body of enclosure and is finished in a dark green colour. To the south this is supplemented by some elements of concrete and brick boundary walls to adjoining properties. Around the level playing field, above the palisade fencing, paladin steel mesh panel fencing (also finished in dark green) is present and stands up to approximately 3.5m in height above ground level. There is well established tree and hedge planting alongside substantial sections of the perimeter fencing that bounds Mona Road and South View Road, to the north and south respectively. Some recent tree planting has been undertaken on western Haig Avenue side of the school.
- 3.4 The school is immediately bounded to its western, northern, and eastern sides by residential roads – namely, and respectively, Haig Avenue, Mona Road, and South View Road. A mixture of semi-detached and terraced dwellings are present opposite the school on Haig Avenue. Opposite the school on Mona Road are semi-detached dwellings and junctions with other streets. Open greenspace is present immediately opposite the school on its eastern South View Roadside. To its southern side the school is immediately bounded by four residential properties and the turning-head at the end of The Close. Residential houses immediately surrounding the site and on the wider estate are two storeys.
- 3.5 Motor vehicle access to the school site is obtained from Haig Avenue opposite no. s 17-18. There are three pedestrian access points to the school. The main pedestrian access point is from Mona Road, opposite its junction with Brayton Road. Other pedestrian accesses are available from Haig Avenue, adjacent to the southern extent of the staff carpark and onto the turning head at The Close.
- 3.6 Bransty Primary School has 215 pupils on role for the 2022/2023 academic year and approximately forty staff. The school day runs from 8.45am to 3.15pm. Before and after school clubs are run from the school hall. The before school club starts at 7.45am and after school provision finishes at 5.15pm.

4.0 SITE PLANNING HISTORY

- 4.1 The County Council holds records of having granted four previous planning permissions for Bransty Primary School. Three of these permissions related to the provision of portacabin buildings on a temporary basis whilst one relates to a permanent built extension. This latter permission was for a built extension to the north-western side of the school to create a new classroom and for alterations to form a nursery (*Ref. 4/95/9027*). Planning Permission was granted in March 1991 for provision of 1x temporary portacabin classroom building for a five-year period

to the northern side of the school (Ref. 4/91/0097). In June 2018 permission was granted for the siting of 1x temporary portacabin building containing two classrooms on the southern end of the hardstanding play area for a six-month period whilst repair works were carried out in the main school complex (Ref. 4/18/9007). On 15 September 2021 planning permission was granted for a temporary time period for the installation and use of 5 no. modular buildings (and associated ancillary development) to accommodate the emergency relocation of St Bridget's Primary School (Ref. 4/21/9007). Pupils and staff of St Bridget's Primary School returned to their Parton premises in September 2022 and the portacabins were removed the week commencing 28 November 2022.

5.0 CONSULTATIONS AND REPRESENTATIONS

- 5.1 Copeland Borough Council Planning Department: No objection subject to the imposition of a planning condition to ensure that any external lighting is carefully considered and controlled. Support the proposal in principle considering that it will provide a valuable resource and betterment for Bransty Primary School. Observes that the proposal will be accessed from inside the school's secure boundary fence and will be for sole use by the school. Notes that the hours of use are proposed within school times, whereby there is an expectation for a certain level of noise for the surrounding properties. Consider that the MUGA does not pose a material change for these neighbours and is therefore unlikely to create any issues with noise or disturbance.
- 5.2 Copeland Borough Council Environmental Health Department: No response received.
- 5.3 Whitehaven Town Council: No response received.
- 5.4 Sport England: Consider that the proposed development does not fall within their statutory remit (*as prescribed by the Town and Country Planning Development Management Procedure Order 2015*), or non-statutory remit (*as specified in National Planning Policy Guidance Paragraph. 003 Ref. ID: 37-003-20140306*) to respond to. They explain that they calculate that the playing field at Bransty Primary School is slightly less than 0.2ha in total area and therefore would not hold a playing pitch (and safety run-off) that meets the statutory definition of a playing pitch.
- 5.5 Cumbria County Council (CCC) Highway Authority: No objection.
- 5.6 CCC Lead Local Flood Authority: No objection subject to imposition of a condition requiring provision of a detailed drainage scheme that takes into consideration the drainage hierarchy.
- 5.7 CCC Historic Environment Officer: No objections with no recommendations or comments.
- 5.8 Cumbria Constabulary Crime Prevention Design Advisor: No objection. Notes the facility is intended for school use only so there should be no complications regarding management or supervision of the facility prompted by third party uses.
- 5.9 Electricity North West: No response received.
- 5.10 United Utilities Water Ltd: Request a drainage condition be imposed which to require an investigation of drainage hierarchy options and subsequent

submission and agreement of a detailed drainage scheme.

5.11 The application site falls within the County Council electoral division of Bransty. The Councillor representing that division, Mr Graham Roberts, has been notified of the application. Cllr Roberts expresses his approval of this scheme describing it as a great project.

5.12 No representations have been received.

6.0 PLANNING POLICY

6.1 [Section 38\(6\)](#) of the [Planning & Compulsory Purchase Act 2004](#) provides that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Government policy is a material consideration that must be given appropriate weight in the decision-making process. The relevant adopted local development plan documents (DPDs) currently comprises of:

- [Copeland Local Plan 2013-2029 - Core Strategy and Development Management Policies DPD \(CLP-CS&DMP\)](#) - adopted 5 December 2013.
- The saved policies of the [Copeland Local Plan 2001-2016](#) – adopted June 2006

6.2 The key policies from these relevant to the determination of this planning application are considered to be:

- ST1 - Strategic Development Principles;
- SS4 - Community and Cultural Facilities and Services;
- SS5 - Provision and Access to Open Space and Green Infrastructure;
- DM10 - Achieving Quality of Place;
- DM11 - Sustainable Development Standards;
- DM21 - Protecting Community Facilities;
- DM22 - Accessible Developments;
- DM26 – Landscaping.

6.3 It is noted that the Proposals Map published as part of the CLP-CS&DMP DPD designates the external areas within Bransty Primary School's grounds to be "Urban Greenscape Protection" for both landscape and recreation/amenity and that policies SS5 and DM26 therefore apply in respect of this land.

6.4 Copeland Borough Council (CBC) is progressing a new Local Plan. The Copeland Local Plan 2021-2038, comprising the [Publication Draft \(January 2022\)](#) and [Addendum \(July 2022\)](#), was formally submitted to the Secretary of State on 16 September 2022 for independent public examination. Examination hearing sessions commenced on 31 January 2023 and are due to conclude on the 9 March 2023. The following draft planning policies are considered relevant to this proposed development:

- DS1PU - Presumption in favour of Sustainable Development;
- DS6PU - Design and Development Standards;
- DS7PU - Hard and Soft Landscaping;
- DS8PU - Reducing Flood Risk;
- DS9PU - Sustainable Drainage;

- DS10PU - Soils, Contamination and Land Stability;
- SC1PU - Health and Wellbeing;
- SC2PU - Sporting, Leisure & Cultural Facilities (excluding playing pitches);
- SC3PU - Playing Fields and Pitches;
- SC4PU - Impact of new development on sporting facilities;
- N1PU - Conserving and Enhancing Biodiversity and Geodiversity;
- N3PU - Biodiversity Net Gain;
- N9PU - Green Infrastructure.

- 6.5 Further to these it is noted that land at Bransty Primary School is not identified as a “Protected Green Space” (Policy N11PU) or “Local Green Space” (Policy N12PU) or subject to any other such designation in the Local Plan 2021-2038 Proposals Map. Given the stage of development of the emerging plan, it is considered that the above policies can be attributed a reasonable degree of weight.
- 6.6 As part of the evidence base for the above emerging Local Plan, a number of studies and strategies have been produced. It is noted that a Playing Pitch Strategy has been produced in support of the new local plan, with the [Needs Assessment](#) element of this being produced/published in November 2020 and the resultant [Strategy and Action Plan](#) (v3.0) published in March 2021. Bransty Primary School does not feature in either of these two documents. It is noted that an [Open Spaces Assessment](#) (dated March 2020) and Local Green Space Assessment Update (dated January 2022) have also been carried out in support of the new plan. Neither of these latter documents identify or recommend that land at Bransty Primary School be designated as protected or local green spaces.
- 6.7 Neighbourhood Plans also form part of the statutory development plan once they have been made (i.e., brought into legal force) by a Local Planning Authority. There are no neighbourhood plans in place covering Bransty, nor are any understood to be in the process of being developed.
- 6.8 [The National Planning Policy Framework](#) (NPPF) was published in a revised and updated form on 20 July 2021. The national online [Planning Practice Guidance](#) (PPG) suite was launched in March 2014 and is continually updated. Both are material considerations in the determination of planning applications. The following sections and paragraphs of the NPPF are considered to be relevant to the determination of this application:
- Section 2 - Achieving sustainable development.
 - Section 4 - Decision making.
 - Section 8 - Promoting healthy communities
 - Section 12 - Achieving well-designed places
- 6.9 The Government published a [Policy Statement concerning Planning for Schools Development](#) in August 2011. National Government Policy Statements are a material consideration in the determination of planning applications. Elements of this policy statement relevant to this application sets out that:
- “Local authorities should make full use of their planning powers to support state-funded schools’ applications”.
 - “A refusal of any application for a state-funded school, or the imposition of

conditions, will have to be clearly justified by the local planning authority. Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence”.

7.0 PLANNING ASSESSMENT

- 7.1 The key planning issues relevant to this proposal are considered to be the acceptability of the principle of the development (and by implication its effect on school playing field and urban greenscape); design/visual impact; and residential amenity. Other material planning considerations of some relevance are biodiversity, drainage, crime prevention and inclusive access.

Principle: Is the loss of playing field contrary to the provisions of the Development Plan and the NPPF?

- 7.2 The applicant seeks to provide an enhanced outdoor play and sporting facility for school use. CLP-CS&DMP Policy ST1 (Strategic Development Principles) supports development that contributes to the Borough’s social and community infrastructure, providing and/or enhancing recreational and sports facilities and opportunities for a healthy lifestyle. This proposed development would encourage children to be more active, promoting a healthy lifestyle from an early age and allow for all year-round participation in team sports.
- 7.3 The Proposals Map published as part of the CLP-CS&DMP delineates the external areas of Bransty Primary School’s grounds as “Urban Greenscape Protection” for both landscape and recreation/amenity and sets out that policies SS5 and DM26 therefore apply in respect of this land. The supporting text of Policy SS4 (Community and Cultural Facilities and Services) establishes that playing fields are covered by policies SS4 and SS5 (Provision and Access to Open Space and Green Infrastructure). Both policies seek to guard against the loss of playing fields and designated open green spaces. However, within both policies, the preservation of such spaces is subject to exception clauses. Clause C of Policy SS4 states that such sites should be retained for other forms of community use where-ever possible and/or that satisfactory alternative provision is made where proposals for development will result in justifiable loss. Policy SS4 also seeks to encourage the provision and retention of facilities which meet the needs of local communities, expressing support for facilities which maximise opportunities for people to improve their health and well-being and enhance the quality of facilities available. Policy SS5 promotes adequate provision and access to open space by protecting against the loss of designated open space (including playing fields). It continues that “where it is necessary to build on land covered by this policy, equivalent replacement provision should be made”. Further to this paragraph 99 of the NPPF sets out that “existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- (a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or
 - (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

7.4 The school playing field is not in dual use. That is to say, the school playing field is only currently used by Bransty Primary School. It is understood that there has been no use of the school grounds by any outside sports clubs or community groups in recent years. This would remain the case for this application proposal. It is also noted that Bransty Primary School playing field does not feature in either of the two recently produced documents that comprise Copeland Borough Council's current approved Playing Pitch Strategy. Accordingly, the impact of the loss of green playing field space would be limited to Bransty Primary School. This proposal would see an approximately 0.065ha (i.e., 650m²) area become unusable as grassed playing field. It would thus reduce the grassed playing field area to the western side of the school by approximately 30%. Despite this, it is noted that the minimum sizing of a mini-soccer (U7-U8) pitch (with run-offs) could still be accommodated on the remaining level playing field area. Moreover, this proposal is for alternative sports and recreational provision in the form of a hard surfaced MUGA which can be utilised all-year round (as compared to the playing field which can have limited usage during autumn and winter months due to muddy ground conditions) and as such exception (c) of Policy SS5 is engaged and met. Whilst the proposal would involve the loss of grassed playing field space, the MUGA would maintain the recreational function of this area. The MUGA would confer the benefit of a modern, versatile all weather facility that can be used for a wide range of sports. This better provision for sports clearly meets the exception clauses of the relevant policies referenced above and outweighs the loss of a fraction of the grassed playing-field. Neither Sport England nor Copeland Borough Council have any objection to the proposal and I do not believe that this proposal conflicts with the policies of the new emerging Copeland Local Plan that concern playing field and open green spaces. Consequently, it is considered that this proposal in this location is compliant with key strategic planning policies and is acceptable in principle, provided it does not adversely impact the environment or amenity of neighbouring properties.

Design/Visual Impact: Would the proposed development have an unacceptable visual impact?

7.5 CLP-CS&DMP Policy DM10 establishes an expectation of a high standard of design that fosters quality places. It requires proposals to respond positively to the character of the site and its immediate and wider context/setting and enhance local distinctiveness through: "iii) Careful attention to the design of spaces between buildings... [and] iv) Careful selection and use of building materials which reflects local character and vernacular." Visibility of the proposed MUGA from public vantage points would be limited to a short nearby section of Haig Avenue from where it would be seen in the context of the existing school fencing which extends up to 3.5m in height. To the north it would be filtered/obscured by existing established boundary planting. The proposed use of paladin style fencing with a recessive green colour finish would maintain the openness of the area and help reduce the visual presence of the new fencing in the context of the intervening planting and adjacent grassed playing field. I consider that the siting, design, scale, and materials of the proposal take into account its context and recognise that the proposed MUGA fencing has been sized so as to strike a balance between its ball retention functionality and visual impact. The paladin style of fence selected is considered the most appropriate fencing type available on the market for ball-sport containment purposes, maintaining inter-visibility and providing an acceptable design aesthetic. In light of its careful siting and design I consider that the proposed MUGA fence would not visually detract from (and

thereby protect) the qualities of the existing built environment and therefore comply with policy DM10.

- 7.6 Policy DM26 stipulates that all development proposals will be assessed in terms of their potential impact on the landscape with proposed structures being considered in terms of visual impact, scale, character, amenity value and local distinctiveness and that development proposals, where necessary, will be required to include landscaping schemes. This proposal is within an urban landscape and the proposed MUGA fencing would be no greater in height than the existing school perimeter fencing. Some tree planting has recently taken place between the application site and Haig Avenue, while existing early and semi-mature tree planting is already present on site between the car park and Mona Road. This planting, particularly as it matures, would serve to further reduce the visual impact of this proposal. Consequently, it is considered that this proposal would not have a wider landscape impact or compromise the wider urban greenscape and therefore comply with policy DM26.

Amenity: Would the proposed development have an unacceptable impact upon residential amenity?

- 7.7 Policies ST1 and DM10 of the CLP-CS&DMP seek to ensure new development provides for good levels of residential and general amenity. The proposed development will not change the nature of the playing field, however it will alter the intensity of usage of this area - allowing all-year round play. It is considered that any increased noise generated by activity in this area would be minimal. In order to ensure that this facility does not adversely impact the amenity of nearby residential properties, a planning condition is proposed to restrict the use of the facility to that of the primary school and control the days and hours of its use.
- 7.8 No lighting is proposed in association with this application. My view upon the amenity impact of this proposal has been formed in light of these stated intentions. I am mindful that the addition of any floodlighting could have the potential to have an adverse amenity impact; consequently, a condition is also proposed to prohibit the provision of any floodlighting.
- 7.9 The proposed style and height of fencing proposed would not block light to or dominate any nearby properties. It would also serve to best contain ball-sports, deter intruders, and would allow passive surveillance of the facility.

Other Material Considerations

- 7.10 **Biodiversity:** The maintained grassland of the playing field is considered to have an extremely low biodiversity value. The nearby recently planted trees are proposed to be retained and protected during the construction phase. A condition is proposed to ensure this is the case. As such I am minded that biodiversity has been proportionately provided for around the proposed MUGA.
- 7.11 **Drainage/Flood Risk:** Part G of Policy DM11 of the CLP-CS&DMP seeks to ensure surface water is managed appropriately, with the inclusion of Sustainable Drainage Systems (SUDS) where possible. The potential to bring forward some sustainable drainage system elements has not yet been explored. The applicant's agent has requested that this be addressed via planning condition. I consider that it is reasonable to explore further whether some sustainable drainage benefits could be brought forward as part of this application. Given the small footprint of the MUGA and that there are no records of surface-water or

groundwater flooding on, immediately around or downstream of the site, it is considered reasonable to secure this, and subsequent detailed drainage plans, via planning condition. Subject to such a condition I consider that the proposal would comply with Policy DM11.

- 7.12 **Crime prevention:** Part D of Policy DM10 of the CLP-CS&DMP seeks to address vulnerability to and fear of crime and anti-social behaviour by ensuring development creates clear distinctions between public and private spaces and provides for overlooked routes and spaces within and on the edges of development. The proposed fencing maintains openness and visibility of this area maintaining opportunities for passive surveillance from the adjacent streets and properties lining it. Consequently, the proposal would comply with Part D of Policy DM10.
- 7.13 **Inclusive Access:** The provision of a hard surface and fencing would make sports activity more accessible to those with mobility restrictions. Step-free access to the MUGA from the school is proposed. As such the proposal is considered to comply with Policy DM22 (Accessible Developments) which seeks to deliver inclusive development which is easily accessible to all.

8.0 CONCLUSION

- 8.1 The proposal would provide an enhanced sports facility for the school that would maximise the productive use of an area of grassed playing field whilst maintaining its openness and boosting opportunities for pupils to improve their health and well-being. As such it is considered to comply with CLP-CS&DMP Policy ST1 and meet the exception clauses of policies SS4 and SS5. The MUGA is of a modest scale and has been sympathetically designed to minimise its visual impact. Subject to the conditions proposed I am satisfied that the proposed MUGA would not have an unacceptable effect on local residential amenity.
- 8.2 In summary, it is considered that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise than in accordance with the development plan and with the planning conditions proposed, any potential harm would reasonably be mitigated. It is therefore recommended that this application be granted subject to conditions.

Human Rights

- 8.3 The limited impacts of the proposal would be properly controlled by planning condition and there would therefore be no impacts on rights protected under the Human Rights Act 1998.

Angela Jones
Executive Director for Economy and Infrastructure

Contact: Mr Edward Page

Electoral Division Identification: Bransty ED – Cllr Graham Roberts

Development Control and Regulation Committee - 28 February 2023

Appendix 1 - PROPOSED PLANNING CONDITIONS

Time Limit for Implementation of Permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Scheme

2. The development hereby permitted shall be carried out, except where modified by the conditions to this permission, in accordance with the following:
 - a. The submitted Application Form – dated 1 December 2022;
 - b. Design and access statement – Rev.A – dated 14 December 2022;
 - c. Supporting Statement – dated December 2022;
 - d. Specification from Axe Leisure;
 - e. Proposed Site Plan – Drawing No. 001;
 - f. Proposed Site Block Plan – Drawing No. 003-Rev.A;
 - g. The Surface Water Drainage Scheme approved pursuant to Condition 3.

Reason: To ensure the development is carried out to an approved appropriate standard and to avoid confusion as to what comprises the approved scheme.

Drainage

3. Prior to the commencement of development a detailed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a. An investigation of the hierarchy of drainage options set-out in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of site ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - b. A restricted rate of discharge of surface water if infiltration is reasonably discounted by the investigations;
 - c. Detailed specification drawings of the proposed drainage system including existing and proposed finished ground levels in AOD;
 - d. Details of how the drainage system shall be managed and maintained after completion.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development shall be completed, maintained, and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to

manage the risk of flooding in line with policy DM11 (Sustainable Development Standards) of the [Copeland Local Plan 2013-2029 - Core Strategy and Development Management Policies DPD](#) (CLP-CS&DMP).

Protection, Maintenance and Retention of Planting

4. No development shall take place until temporary protective fencing has been installed to protect the recently planted saplings between the proposed Multi Use Games Area (MUGA) and Haig Avenue from construction work. This protective fencing shall be retained throughout the construction phase and shall be removed prior to the MUGA being brought into use.

The trees and/or shrubs present alongside the MUGA shall be maintained for five years and any plants that are removed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced with others of equivalent size and species to those originally planted.

The planting shall be retained throughout the duration of the presence of the MUGA.

Reason: In the interests of retaining recent planting that has occurred on site in order to soften the visual appearance of the development and so as to ensure the realisation of the biodiversity enhancement that it was envisioned to deliver.

Use Restrictions

5. The Multi-Use Games Area shall be for school use only and shall only be used during school term-time between the hours of 08.30 to 17.30 Mondays to Fridays.

Reason: To safeguard against any potential intensification of the use of the land without a full and proper assessment of its potential impact on the amenity of the local area and nearby residential properties.

Lighting

6. No floodlighting, or any other form of artificial external lighting shall be installed or operated in relation to the Multi-Use Games Area.

Reason: To ensure that no lighting is provided in connection with the use of the MUGA without a full and proper assessment of the potential impact of lighting on the amenity of the local area and nearby residential properties.

Appendix 2 - PLAN OF SITE LOCATION/EXTENT

