

Item No. 8

APPLICATION NUMBER	CB/18/00735/FULL
LOCATION	Hadrian Academy, Hadrian Avenue, Dunstable, LU5 4SR
PROPOSAL	Installation of a 2 metre wide track measuring 210m. (Retrospective)
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Chatterley
CASE OFFICER	Nicola Darcy
DATE REGISTERED	23 February 2018
EXPIRY DATE	20 April 2018
APPLICANT	Miss H Bennett
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The proposal is on Council land and has received objections which cannot be overcome by conditions.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Summary of Recommendation

The retention of the all weather, 210m length track on the school playing field is not considered to have a significant detrimental impact upon the residential amenity of nearby occupiers. The proposal would therefore be in accordance with Policy BE8 & of the South Bedfordshire Local Plan Review 2004 and having regard to the National Planning Policy Framework (2012).

Site Location:

Hadrian Academy is situated at the end of Hadrian Avenue in the east of Dunstable. The site is approximately 1.6 hectares.

The original school building was constructed in 1965 and has had several additions since to provide additional space. The current building is a mixture of single and two storey blocks. In addition, the site benefits from a grass sports field and a large playground.

The Application:

The application seeks consent for the retention of a 210m, all weather sports track which is located on the perimeter of the playing field. The surface has been finished in the school's 'house' colours, red, blue, yellow and green.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

7. Requiring good design
8. Promoting healthy communities

South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policy BE8 is still given significant weight.)

Emerging Local

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

LP HQ1 High Quality Development

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Recent Planning History:

Case Reference	CB/16/02159/FULL
Location	Hadrian Academy, Hadrian Avenue, Dunstable, LU5 4SR
Proposal	Temporary installation of a 72m ² single storey modular unit on site.
Decision	Full Application - Granted
Decision Date	01/07/2016

Case Reference	CB/15/03807/FULL
Location	Hadrian Academy, Hadrian Avenue, Dunstable, LU5 4SR
Proposal	Construction of a 130m2 first floor extension above the existing administration block, and internal reconfiguration of the ground floor administration area.
Decision	Full Application - Granted
Decision Date	10/12/2015
Case Reference	CB/15/03920/FULL
Location	Hadrian Academy, Hadrian Avenue, Dunstable, LU5 4SR
Proposal	Construction of two new out of school classrooms, new WCs and storage rooms, an extension to the existing dining room and formation of a covered courtyard.
Decision	Full Application - Granted
Decision Date	10/12/2015
Case Reference	CB/12/04305/FULL
Location	Hadrian Lower School, Hadrian Avenue, Dunstable, LU5 4SR
Proposal	Construction of a two classroom modular unit.
Decision	Full Application - Granted
Decision Date	28/03/2013

Consultees:

Dunstable Town Council No objection

Other Representations:

Neighbours

Objections

- increase of noise throughout the day
- impact upon privacy
- impact upon residential amenity

Support

- good initiative to get children moving

Determining Issues:

The main considerations of the application are;

1. Principle
2. Impact Upon Neighbouring Occupiers
3. Other Considerations

Considerations

1. Principle

- 1.1 The school has signed up with the 'Daily Mile' initiative. The Daily Mile website explains that the aim of The Daily Mile is to improve the physical, social, emotional and mental health and wellbeing of our children – regardless of age, ability or personal circumstances.

- 1.2 In order for the children to be able to complete the daily mile all year through, the school have installed an artificial grass track around the perimeter of the playing field. The surface is very similar in structure to astroturf and has been installed in the school 'house' colours.
- 1.3 The track is used during PE lessons throughout the week but only in good weather. The school also encourage parents to join the children every Friday morning before school.
- 1.4 Paragraph 72 of The National Planning Policy Framework states Local Planning Authorities should:
 - give great weight to the need to create, expand or alter schools; and
 - work with school promoters to identify and resolve key planning issues before applications are submitted.
- 1.5 Paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.
- 1.6 Having regard to the above, the principle of the track is considered to be in accordance with National Planning Policy. Further material considerations with regard to its suitability are considered below.

2. Impact Upon Neighbouring Occupiers

- 2.1 Three objections have been received from neighbours surrounding the school perimeter with regard to impact upon privacy and noise and general residential amenity.
- 2.2 It is a grey area as to whether or not planning permission is actually required for the surfacing as the General Permitted Development Order only mentions hard surfacing of playing fields requiring planning permission. The Local Planning Authority considered that on balance, the mile track is of permanent construction with a sub base and as such, should be considered as a hard surface.
- 2.3 It is acknowledged that the proposal may result in an increase in noise and activity on the school site, and would take additional activity closer to the neighbouring properties. The school have offered to install a close boarded fence along the boundary of one objector, however, the objector declined the offer. They have also considered adding tunnelled areas to parts of the track closest to fences but are awaiting the outcome of this application before considering further developments.
- 2.4 The use of the track is supervised by members of the school staff at all times during its use and the pupils are reminded to be mindful of neighbours. The school

have also committed to remind parents in a regular newsletter to respect the neighbours during use on Friday morning.

- 2.5 Additional activity would only take place during school hours and considering that there is no restriction of when the school children can use the existing playing field at the moment, it is not considered that the Local Planning Authority could control the use of the field by way of refusing this current application.
- 2.6 Considering the length of time the school has existed and considering the matter of the long existence of the school field in its current location on balance, it is considered that the proposal would not have an additional material impact upon the amenity of neighbouring occupiers and thus the proposal is considered to conform with policy BE8 of the South Bedfordshire Local Plan Review and Section 7 of the NPPF.

3. Other Considerations

3.1 Human Rights issues:

The proposal raises no Human Rights issues.

3.2 Equality Act 2010:

There are no Equality matters which would arise from approving this application.

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 422 101 A.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187)

and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

.....

.....