DELEGATED DECISION REPORT

SMD/2016/0736 **Valid 05/12/2016**	**BIDDULPH HIGH SCHOOL** **CONWAY ROAD** **KNYPERSLEY**	**PROPOSED REPLACEMENT OF REDGRA SPORTS PITCH WITH ASTROTURF RECREATION AREA** **(FULL - MINOR)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site comprises a rectangular school sports pitch with a "redgra" aggregate surface commonly found on athletics tracks and multi-sports pitches and which has a light/cream colour. It lies within the grounds of Biddulph High School with the school buildings a short distance away to the west and the east boundary of the school grounds to the east. School tennis courts lie adjacent to the site to the north. The rear gardens of houses on Gwyn Avenue lie to the other side of the east boundary of the school.

PROPOSAL

The application is for the replacement of the sports pitch surface with "astro-turf". The sports line marking (which appear to be for track athletics), levels and drainage are to match the existing. There would be no enlargement or re-siting of the pitch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.1.17
Neighbour consultation period ends: 11.1.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No adverse comments.

OFFICER COMMENTS

The current pitch is not visible from the nearest roads and public footpaths as it lies between school buildings and the rear gardens of residential properties to the east, north and south of the school. However, it would be visible from the dwellings and rear gardens adjacent to the school. The current pitch is a light colour. It is considered the replacement of the surface with astro-turf, normally a green colour, would blend in better with the outdoors areas of the school grounds and the change in surface, by virtue of its colour, would make the multi-sports pitch less visually obtrusive when viewed from the nearby residential properties. The change in surface would not appear to lead to any intensification of its use.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 30.1.17

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council