

App.No: 141600 (CCC)	Decision Due Date: 16 February 2015	Ward: Old Town
Officer: Jane Sabin	Site visit date: N/A	Type: County Council
Site Notice(s) Expiry date: N/A Neighbour Con Expiry: N/A Weekly list Expiry: N/A Press Notice(s): N/A		
Over 8/13 week reason: N/A		
Location: Ocklynge County Junior School, Victoria Drive		
Proposal: Permanent use of the Multi Use Games Area (MUGA) between the hours of 0800 and 2100 Monday to Friday and between the hours of 0900 and 1700 Saturday, Sunday, Bank and Public Holidays		
Applicant: Director of Children's Services ESCC		
Recommendation: No objections be raised.		

Executive summary:

EBC are being consulted on a planning application submitted to East Sussex County Council for their determination.

The proposed permanent use of the MUGA for an additional one hour in the evenings until 9pm on Mondays to Fridays is considered appropriate for the site and the surrounding area.

Planning Status:

Educational establishment
Classified road

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B2: Creating Sustainable Neighbourhoods

C5: Ocklynge & Rodmill Neighbourhood Policy

D1: Sustainable Development

Eastbourne Borough Plan Saved Policies 2007

HO20: Residential Amenity

LCF18: Extension of Educational Establishments

Site Description:

Ocklynge School occupies a large site in Victoria Drive, surrounded by residential properties in Farlaine Road, Stuart Avenue and Baldwin Avenue. A Multi Use Games Area (MUGA) was constructed in the west corner of the site in 2011-2 adjacent to the junction with Victoria Drive and Baldwin Avenue.

Relevant Planning History:

100653

Provision of a Multi Use Games Area (MUGA) with lighting.

(County Council consultation)

Approved conditionally 25 March 2011

130575

Variation of condition 8 of EB/2955/CC to allow the use of the MUGA until 21.00 hours Monday to Friday.

(County Council consultation)

Approved conditionally (one year consent) 18 October 2013

Proposed development:

The original permission restricted the hours the MUGA could be used to 0800 to 2000 hours on Mondays to Fridays and between 0900 and 1700 hours on Saturdays, Sundays and bank holidays. Following a year of trialling a finish time of 2100 hours, permission is now sought to make this a permanent finishing time for Mondays to Fridays.

Consultations:**Neighbour Representations:**

A copy of an objection to ESCC has been received from a resident of Victoria Drive, who appears to believe that the MUGA is not permitted to be open on Sundays or bank holidays. Their objection is that they can hear existing noise and bad language from the MUGA, particularly through their daughters bedroom window, and therefore does not wish to be subject to the noise and disturbance for longer periods. A parking issue in Baldwin Avenue is also mentioned.

Appraisal:

The main issue to take into consideration in determining the current application is the impact on the amenities of nearby residents.

The MUGA is located in the corner of the site closest to the main road. As with all schools, there are periods of quiet and others of intense activity, such as playtimes, when noise can carry quite some distance. The activity associated with the MUGA, by its nature, is on a smaller scale, although it may be more noticeable when background noise is lower. Over the last year, during the trial period of the extended hours, there have been no recorded complaints to this Council, nor have there been any other complaints regarding the MUGA since its construction. East Sussex County Council (as the local planning authority) has also confirmed that no complaints have been received during this trial period, and at the time of writing this report, only the one objection (as detailed above) had been received.

Given that the extension of time is only for one hour on Mondays to Fridays, and there have been no complaints during the trial period, it is considered that the proposal is acceptable in terms of its impact on residential amenity and there are no grounds for refusal.

Human Rights Implications:

The human rights considerations have been taken into account fully in balancing the planning issues, and it is considered that the proposals would not result in any breach of the Equalities Act 2010.

Conclusion:

The proposed permanent use of the MUGA for an additional one hour in the evenings until 9pm on Mondays to Fridays is considered appropriate for the site and the surrounding area.

Recommendation: No objections be raised.