

**Item 5
(LATE REPRESENTATIONS)**

Planning and Highways Committee 11th February 2010

**Plans List
No.**

Application Number 090370/FO/2009/N1

**Main Agenda
No.** 5

Ward Blackley

Description and Address

Area Adjacent To Existing Bowling Pavilion, Heaton Park, Blackley, Manchester

Proposed sports development comprising of: detached building to form changing rooms with ancillary store, multi use rooms and cafe bar, together with the formation of 13 small-sided football pitches, six tennis and netball courts and climbing wall with associated parking, landscaping, boundary treatments and associated floodlighting.

1. **The Public/Local Opinions**

A further 18 emails, 129 letters (125 of which are the same letter), a further petition with 572 named people, and a further 19 comments have been submitted via the Planning departments Public Access system objecting to the planning application.

Extracts of comments left on the 'Save Heaton Park' Facebook page have been forwarded.

The objections include matters relating to planning policy, loss of historic parkland, site levels and security fencing. Matters relating to these issues are considered within the main report.

Other matters raised include:

- deficiencies within the submitted acoustic report;
- clarification on finishing times for the last game if a 10pm close is agreed;
- Will the lights around the proposed sports centre car parks and footpaths be turned off after 10pm?
- They understand car parking charges are to be introduced within the Park for every day rather than just the weekend as is the case presently. If this is the case it is believed that this invalidates the submitted Transport Assessment.
- Un-necessary construction of a new building particularly as the existing bowling Pavilion has limited public opening. This should be considered for use, before constructing any new buildings on green belt.
- The planning application is inaccurate as it does not list all the uses that will take place within the Pavilion.
- No notification of the proposals and inconspicuous notices in the park.

A member of a North Manchester astronomy group has reiterated previous comments they submitted on the impact the proposed floodlighting will have on their activities which take place at the adjacent bowls Pavilion. They believe that the floodlighting may constitute a statutory nuisance under the Clean Neighbourhoods and Environment Act 2005.

In addition an email objection letter has been received from Churches Together in Prestwich and Kersal. This email letter takes a similar form to others received objecting to the proposal but also raises issues relating to the fact the Heaton Park is already a publicly-owned utility. The Goals Soccer development is a significant change in the land's use. It is a private, commercially funded enterprise, run for profit, use of which depends upon the charge of an entrance fee. This is not what Heaton Park was made for. We are not convinced that the case has been made for Manchester Council Tax payers, and their neighbours, to lose the utility of, and access to, this public space for the sake of a private company's commercial gain. It is considered that matters relating to loss of open space and other matters raised by Churches Together in Prestwich and Kersal are considered within the full Committee report.

3 emails of support for the application have been received. This is in addition to four letters of support and 2 petitions in support of the application with a total of 168 names that were previously received but not noted within the Committee report. Reasons stated in support of the application were:

- The proposals are good for sport opportunities in the local community;
- They will provide much needed facilities in this area of Manchester;
- Will provide a resource for Prestwich with the nearest similar such facility being in Trafford.

The Headteacher of St Monica's RC High School has written in support of the application. The Head believes the proposal will increase the range of sporting activities that the school can offer its pupils. The school will have free use of facilities in the new centre during term time and, as well as the small sided football pitches, will be able to make use of the tennis/courts, the climbing wall and the changing rooms.

2. **Officers/Outside Bodies**

Sport England – No objection raised. They consider the scheme meets Sport England's exception policy E5 which states:

"The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields."

North Manchester Regeneration Team – The Regeneration Team have been involved in the development of this proposal which they believe will be a major positive addition to the range of facilities within Heaton Park. They are

confident that the design will ensure that the proposal fits into the park landscape.

English Heritage – They consider the latest revisions aim to clarify the extent of the site works and the impact on the park. They do not appear to substantially mitigate the development's impact. They remain of the view that the combination of the solid 2.3 metre acoustic fencing, the framework of the 5 metre fencing, the change in levels and the relocated pavilion will disrupt views across the parkland and create a tightly enclosed compound within the park's boundary.

As with their previous comments on the application they remain of the view that the development will have a negative impact on the character of the parkland, and are, therefore unable to support this proposal.

Manchester Leisure – Confirm in response to neighbours comments that there are no plans to introduce every day car park charges at Heaton Park from March. It is their understanding that the Car Park Management Plan for the proposal will include the process to reimburse car parking charges incurred by Goals facility users.

3. **Agent for the applicant**

The agent has provided information relating to the area of the proposed development. This clarifies that whilst the application site encompasses approximately 3.4 hectares, the built element of the proposal including the outdoor pitches, car park and Pavilion amounts to 1.8 hectares with the remainder being landscaped areas and the retained areas of woodland. They state that 1.8 hectares amounts to 0.7% of the total park area of 260 hectares.

4. **Head of Planning - Further Observations**

In response to the additional comments received the Head of Planning makes the following further observations:

- Matters relating to the submitted acoustic report and its acceptability have been fully considered within the Committee report. The report was considered to be acceptable and those recommendations of Environmental Health officers from Manchester City Council and Bury MBC relating to the incorporation of proposed acoustic mitigation measures into the scheme are subject of the recommended condition 5.
- The Clean Neighbourhoods and Environment Act 2005 relates to impact on residential amenity. In terms of the proposed flood lighting this has been fully considered within the Committee report, light spillage from the floodlighting is considered to fall to acceptable levels and spillage has been further reduced because of the reduction in height of the lighting columns.
- Condition 24 relates to the need for a lighting scheme for the building and external areas to be submitted before commencement of

development. Details relating to their timings and operation will take into account the proposed hours of use of the external pitches and Pavilion building.

- Matters raised by English Heritage have been fully considered within the Committee report.
- Statutory notifications through neighbour letters, erection of site notices and advertisements in the press have all been undertaken in accordance with in accordance with legislative requirements.

The Head of planning recommends a revision to condition 3 to reflect the revised information received in relation to the proposed lighting:

The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as local planning authority:

Drawing numbers:

TPM 05 Rev B
AEDAS 015
AEDAS 005
AEDAS 100 Rev P9
AEDAS 201 Rev P4
AEDAS 200 Rev P4

All date stamped as received by the local planning authority 17.06.2009

AEDAS 030 date stamped as received by the local planning authority
01.12.2009

AEDAS 031 date stamped as received by the local planning authority
22.12.2009

TPM 04 Rev G
AEDAS 010 Rev P17
date stamped as received by the local planning authority 24.12.2009

AEDAS 009 Rev P9
TPM 02 Rev K
TPM 03 Rev J

Date stamped as received by the local planning authority 06.01.2010

The following documents:

AEDAS Design and Access Statement October 2009 date stamped as received by the local planning authority 03.11.2009

Flood Risk Assessment Report No. 14927-FRA01-Rev B October 2009 prepared by Gifford

Report on a bat survey at the proposed Goals Soccer centre, Heaton Park, Prestwich, Manchester October 2009 prepared by ECOtrack

Crime Impact Statement 29th May 2009 prepared by GMP 2009/0268

Pase 1 Ecological Survey dated 31st July 2009 prepared by Gifford
14927/ECO/01

Invasive Weed and Bat Survey dated 19th May 2009 prepared by Gifford
14927/ECO/02

Acoustic Report prepared by Hepworth Acoustics "Noise Assessment of Multi-sports centre Report No.20274.1v2 May 2009

Proposed Multi Sports Pitches Heaton Park - Landscape and Visual Assessment October 2009 prepared by TPM

Tree Survey Report prepared by TPM April 2008

Transport Assessment May 2009 prepared by Pinnacle Transportation ref
0806-10/PR/01

Travel Plan Framework May 2009 prepared by Pinnacle Transportation ref
0806-10/PR/02

'Security and Site Management Arrangements' date stamped as received by the local planning authority 22.12.2009

Heaton park Rev 18 Dec 09 prepared by Philips Lighting received by the local planning authority on the 4th February 2010.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies H2.2, L1.4 of the Unitary Development Plan for the City of Manchester.

In addition the Head of Planning recommends an additional condition relating to details of a wheel wash of construction vehicles to be submitted and agreed in writing prior to the commencement of development on site:

"The wheels of contractor's vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester."

The Head of Planning's recommendation is unchanged and is to **Approve** this application.

PLANNING APPLICATION COMMITTEE PLAN – 090370/FO/2009/N1



Reference: 090370/FO/2009/N1

Location: Area Adjacent To Existing Bowling Pavilion Heaton Park Blackley Manchester

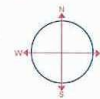
Proposal: Proposed sports development comprising of: detached building to form changing rooms with ancillary store, multi use rooms and cafe bar, together with the formation of 13 small-sided football pitches, six tennis and netball courts and climbing wall with associated parking, landscaping, boundary treatments and associated floodlighting

Date of Committee: 11/02/2010



PETER BABB
HEAD OF PLANNING
CHIEF EXECUTIVES DEPARTMENT

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