

REGULATION COMMITTEE

Minutes of a Meeting of the Regulation Committee held in the Luttrell/Wyndham Room - County Hall - Taunton, on Thursday 2 September 2021 at 10.00 am

Present: Cllr J Parham (Chair), Cllr N Hewitt-Cooper (Vice-Chair), Cllr M Caswell, Cllr N Taylor, Cllr M Keating, Cllr S Coles and Cllr A Kendall

Other Members present:

Apologies for absence: Cllr J Clarke

7 Declarations of Interest - Agenda Item 2

Reference was made to the following personal interests of the members of the Regulation Committee published in the register of Members' interests which was available for public inspection via the Committee Administrator:

Cllr M Caswell	Member of Sedgemoor District Council
Cllr N Hewitt-Cooper	Member of Mendip District Council

8 Accuracy of the Minutes of the meeting held on 29 July 2021 - Agenda Item 3

The Minutes of the meeting held on 29 July 2021 were agreed as an accurate representation of the meeting and signed as a correct record.

9 Public Question Time - Agenda Item 4

(1) There were no public questions on matters falling within the remit of the Committee that were not on the agenda, and there were no members of the public who requested to speak at the meeting.

(2) All other questions or statements received about matters on the agenda were taken at the time the relevant item was considered during the meeting.

10 Parkfield County Primary School - Extend Staff Car Park and Create Multi-Use Games Area - Agenda Item 5

(1) The Committee considered a report by the Planning Officer - Planning and Development on this application which involved the extension of the staff car park and the creation of a multi-use games area (MUGA) at Parkfield County Primary School in Taunton.

(2) The Case Officer outlined the applications by reference to the report, supporting papers and the use of maps, plans and photographs.

(3) The main issues for consideration were: The need for the development; impacts on residential and public amenity; design and access; flood risk; and ecology. The Case Officer highlighted the key issues for Members to consider, including: the need for the development; the impact on residential and public amenity; design and access; flood risk and ecology.

(4) The Case Officer's presentation covered: Description of the site; the proposal; background and planning history; plans and documents submitted with the application; consultation responses from external and internal consultees and the public, as well as relevant comments from the Case Officer; comments from the Case Officer on planning control, enforcement, and compliance and the key issues set out in Paragraph (3) above; the Case Officer's recommendation and conditions; and the relevant development plan policies.

(5) The Case Officer reported that no objections had been received from consultees, subject to conditions and other qualifications/observations.

(6) As regards responses to the public consultation, two letters were received from two local residents making comments, while one letter was received from two local residents raising objections.

(7) In his conclusion, the Case Officer recommended that planning permission be granted subject to the imposition of the conditions set out in Section 9 of his report. The application proposed to extend the staff car park in order to accommodate current car parking pressures and help avoid any unnecessary congestion on Parkfield Road; and to create a multi-use games area within the grounds of the existing school in order to increase the space where children can play throughout the year, take pressure off the current two overcrowded play areas that the school already has, enhance the children's play and well-being, and provide another space for after-school activities, extended school clubs, and community-led groups to utilize during evenings, weekend, and school holidays. The effects of the proposed development on the environment have been assessed and found to be within acceptable limits subject to appropriate planning conditions, while the noise impact arising from supervised primary school use of the proposed MUGA would be limited and not beyond the reasonable expectation for residents surrounding a school, although similar noise outside of school use raises greater risk of impacts on amenity. The application, however, provides no detail of school intention for community use or the mechanism for controlling this. If the school is to control access, as is expected, it might then need to define a policy for MUGA use that would

help to reduce some planning uncertainties in regard to periods of community use and the procedures to address any disturbance issues that may be raised by residents. The applicant had only provided details of the proposed layout for the car park extension, and therefore, the proposed Condition 3 required that details of the proposed design and layout of the MUGA were to be provided for approval.

(8) The recommendation proposed the granting of planning permission subject to conditions covering: Time limit (three-year implementation); completion in accordance with the approved details submitted; development in accordance with approved design and layout; lighting scheme; operating/working hours; community usage; trees; birds; biodiversity enhancement (net gain); ground raising and fencing; surface water drainage; and parking dimensions.

(9) No members of the public requested to speak before the Committee.

(10) The Committee also heard from Cllr J Hunt, local Councillor and division Member. Cllr Hunt thanked the Planning Officer for his work, excellent presentation, and liaison with the head teacher. He noted that he represents the issues from local residents; and after a site visit and discussions with the head teacher, he is satisfied that the application, if passed, will improve the well-being of staff and children. Whilst he understands the concerns of the residents regarding noise and over-exuberant users, he has been assured by the head teacher that hours would extend only to 18:00-19:00 for out-of-schools clubs, or possibly to 20:00-21:00.

(11) The Committee proceeded to debate, covering matters including: The benefits for children of more useable play area, activities for school children and community usage, parking issues, noise and alleviation measures, measures requested by Sport England, and the hours of operation.

(12) In response to issues raised by members, the Case Officer commented that:

- A community usage agreement in consultation with Sport England for the MUGA as regards the hours of use, acceptable behaviour, provision of a contact number for residents, etc. must be completed and signed.
- The Case Officer recommended that all activities and sports on the MUGA take place only between 8:00 am-18:00 pm Monday through Friday including during school holidays.

(13) Cllr Caswell, seconded by Cllr Taylor, moved that planning permission be granted subject to the conditions set out in Section 9 of the report.

(14) The Chair asked the Planning Officer for clarification regarding Sport England's recommendation that the MUGA have a porous MacAdam surface. The Case Officer noted the merits of the school following the recommendation of Sport England rather than the school's own proposal and said it should be a condition of the proposed application. With the Committee's approval, the Planning Officer highlighted a proposed alteration to Condition 3 to make it more clear that the recommendation of Sport England should be followed.

(15) Cllr Kendall, seconded by Cllr Keating, moved an amendment with the effect of allowing use of the MUGA between 08:00 am and 21:00 pm Monday through Friday. A vote was taken on the proposed amendment to extend the hours of operation to 21:00 pm; all members were in favour. Cllr Kendall's motion was carried.

(16) A vote was then taken on the Case Officer's recommendation to approve the application from Parkfield Primary School; all members were in favour. Cllr Caswell's motion was carried and the Committee accordingly RESOLVED:

(a) That planning permission be GRANTED subject to the conditions set out in Section 9 of the report, together with amendments to Conditions 2 and 3 with respect to the requirement for a porous MacAdam surface with non-slip coating, and to Condition 5 with respect to extending the operating/working hours for all activities and sports associated with, or taking place on, the proposed MUGA pitch, to 08:00-21:00 Monday to Friday (including during school holidays).

(b) That authority to undertake any minor non-material editing which may be necessary to the wording of those conditions be delegated to the Strategic Commissioning Manager - Economy & Planning.

11 **Any Other Business of Urgency - Agenda Item 6**

There was no other business.

(The meeting ended at 10.45 am)

CHAIR