

Extension of hours - Simon Langton Grammar School for Boys,
ATP/MUGA, KCC/CA/0032/2015(CA/15/00606&16/00145)

A report by Head of Planning Applications Group to Planning Applications Committee on 18th May 2016.

Application by Simon Langton Grammar School for Boys to vary condition 11 (hours of usage) of planning permission CA/14/174 at Simon Langton Grammar School For Boys, Langton Lane, Canterbury, Kent, CT4 7AS

Recommendation: Permission be granted subject to conditions.

Local Member:

Classification: Unrestricted

Site

1. The School is located approx. 2.17km (1.35miles) south east of the centre of Canterbury. The school playing fields and Artificial Turf Pitch (ATP) are located to the west of the school. The site is approx. 460m (1509ft) north of the A2 and 350m (1148ft) west of the B2068 Nackington Road.
2. Nearest residential properties to the north west of the site are a group of 4 residential addresses at Merton Cottages in Stuppington Lane. These are approx. 190m (623ft) from the site and include Merton Cottage and Hallbank House. To the east of the site, nearest residential properties are in Langton Lane, 154m (505ft) from the site and to the north at Underwood Close approx 220m (721ft) away.
3. Canterbury Rugby Ground is located approx. 220m (721ft) to the south of the site; the Kent and Canterbury Hospital, approx. 300m (984ft) to the north and the Chaucer Hospital approx. 140m (460ft) to the north east of the site. A cycleway runs to north of the site between the school and Juniper Close off Stuppington Lane and a PROW runs to the west of the site.

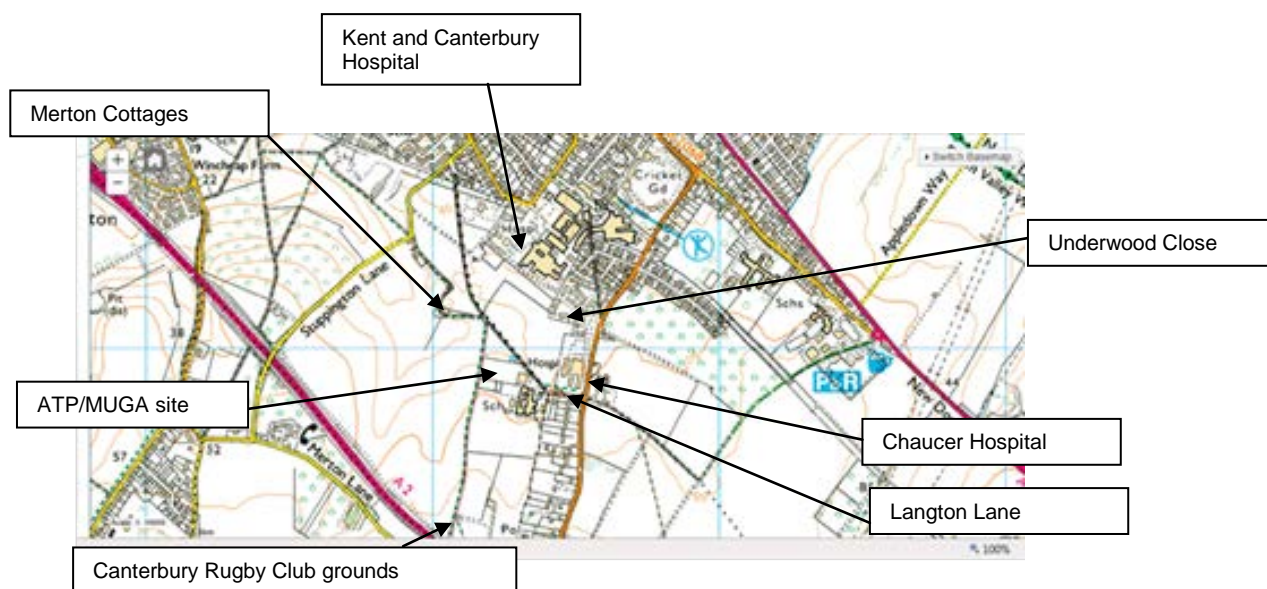
Background

4. In March 2014 planning permission (reference CA/14/174) was granted for the extension of existing sports facilities at the School and development of the existing natural turf rugby and football pitch into an ATP with floodlighting and fencing and the refurbishment of an existing Multi Use Games Area (MUGA) to include an artificial pitch, fencing and floodlighting. The use of the development and the use of the floodlighting was limited by condition to between the hours of 0900 and 2100 hours Monday to Friday and 0900 to 2000 hours Saturday and 0900 to 1800 hours on Sundays and Bank Holidays.
5. In June 2014, a biodiversity method statement was approved; in July 2014 details of the construction management plan, adjustments to the scheme to take further account of floodlighting impacts to biodiversity and surrounding habitat and ecological design strategy were approved and in November 2014 a community use agreement was approved in relation to the existing approved hours. A drawing showing the approved landscaping scheme and ecological design strategy is included in appendix 1.

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6. The ATP was first brought into use in October 2014. There are six lighting columns 15m high. Four columns have double luminaires and two columns have triple luminaires fitted. The MUGA is yet to be refurbished and will include six lighting columns 10m high, four columns will have single luminaires and two columns will have double luminaires fitted.

General Location Plan



Site History since 2003

7. The site history since 2003 is listed below.

CA/14/1911	renewal granted - temporary classrooms.
CA/14/174	granted development of an existing natural turf rugby and football pitch into an Artificial Turf Pitch (ATP) with floodlighting and fencing and the refurbishment of an existing Multi Use Games Area (MUGA) to include an artificial turf pitch, fencing and floodlighting.
CA/10/2144	granted extension to the existing ASD (Autistic Spectrum Disorder) facility for the school.
CA/10/167	granted construction of an observatory and games equipment store with 5 x 3.5m light poles with 70w lamps. Alternative location to CA/08/672.
CA/09/1920	revised scheme granted to planning permission CA/09/1163: improvements to connection between new and existing modular buildings and extension to existing modular building
CA/09/1834	extension to music centre granted
CA/09/1852	demolition of former caretakers bungalow and erection of a single storey building to provide food technology teaching facility with linked restaurant/internet café area, external seating area and paved link to main school and 1no. disabled parking bay granted
CA/09/1163	granted new modular building with a link corridor to existing modular building
CA/08/672	granted Single storey building, link corridor, telescope, fence, ramp and re-modelling of earth mound
CA/08/382	granted swimming pool refurbishment including replacement of existing enclosure for pool

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CA/07/1020	granted extension to parking facilities by 29 spaces and provide a cycle path with storage compound for bikes
CA/07/908	granted installation of four 2 bay mobiles to provide additional teaching accommodation
CA/05/1664	granted single storey extension at first floor level of the Autistic and Special Needs Department.
CA/05/811	granted temporary accommodation until proposed new Art and Drama block is completed
CA/05/214	granted new drama and art bock including storage, toilets and changing rooms
CA/03/1811	granted extension to kitchen and hall to form new dining room
CA/03/1150	granted new sports hall including changing rooms, fitness gym and teaching area with new sixth form centre. Allows use of the sports hall and gymnasium between 0730 and 2230 hours.

Proposal

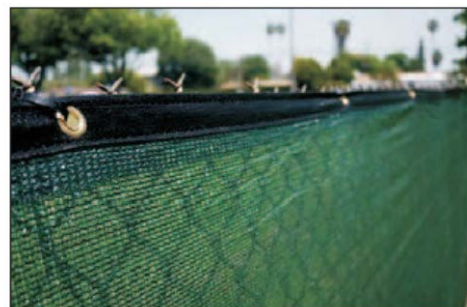
8. This planning application was submitted in January 2015. It is a Section 73 application to vary/extend the already permitted hours of use for the ATP and the MUGA. It proposes to extend the hours of operation in the evening by an additional 1 hour on Monday to Saturdays and an additional 2 hours on Sundays/Bank Holidays:
 - Monday to Friday existing hours of 0900 to 2100, proposed extension by 1 hour to 2200 hours
 - Saturdays existing hours of 0900 to 2000, proposed extension by 1 hour to 2100 hours
 - Sundays/Bank Holidays existing hours of 0900 to 1800, proposed extension by 2 hours to 2000 hours.

9. The application also includes further information submitted in May 2015 with regard to completion of the approved landscaping under permission reference CA/14/174 and compliance of the lighting installation with the approved scheme. To support their application for extended hours, the applicants carried out a noise assessment in June 2015 (submitted in September 2015) and a bat survey in July and August. A bat survey report was submitted in September 2015. Revisions to the noise assessment and bat survey report were also submitted in January and March 2016.

10. The revised bat survey proposes attachment of an opaque material to the full height of fencing at the site (ie to the height of the 3m (9.8ft) and 4.5m (14.7ft) behind goal mouths) for the ATP and the MUGA once it is refurbished and fitting of cowls to lighting to direct lighting away from the hedgerow in order to create a "dark corridor" along the western and northern sides of the ATP and the western side of the MUGA to ensure that flight paths and connectivity is maintained when the floodlighting is on during the additional hours proposed. It also proposes management of the landscape planting and vegetation, specifically planting of hedgerow H1 and H2 and management of planting to create thick and tall hedgerows of at least 3.5m high. It is proposed that the opaque material could be removed once the bolster planting has matured and reached a height where it negates the adverse impact of the floodlighting to bats within the immediate surroundings of the ATP and MUGA. The applicants propose that this would be within 5 years and that removal would be preceded by monitoring bat activity.

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Example of proposed opaque material which is proposed to be black



View of western boundary to ATP

Site context viewed from Stuppington Lane



View towards site from cyclepath

View from west towards site and Merton Cottages



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Proposed lighting mitigation strategy



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Planning Policy

11. The most relevant Government Guidance and Development Plan Policies summarised below are pertinent to the consideration of this application:

- (i) **National Planning Policy Framework (NPPF)** March 2012, sets out the Government's planning policy guidance for England at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning application but does not change the statutory status of the development plan which remains the starting point for decision making. However the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications the NPPF states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

achieving the requirement for high quality design and a good standard of amenity including optimising the potential of site to accommodate development

that great weight should be given to the need to create, expand or alter schools;

the promotion of healthy communities including the provision of shared space and community facilities and provision of opportunity for sport and recreation which can make an important contribution of health and wellbeing of communities;

conserving and enhancing the natural environment, including minimising impacts to biodiversity and preventing new or existing development from contributing to unacceptable levels of noise pollution and by encouraging good design limit the impact of light pollution.

Planning Statement on Planning for Schools Development - where there is commitment for planning to work in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools and that there should be a presumption in favour of the sustainable development of state-funded schools as expressed in the NPPF.

(ii) **Canterbury District Local Plan 2006 and saved policies 2009**

Policy R7 seeks to pay particular attention to the impact of proposals on the local landscape character and/or role and the impact on the historic setting in Areas of High Landscape Value. Where there is unacceptable harm development proposals will not be permitted.

Policy R12 seeks to achieve proposals for sports and recreation facilities which are well related to existing settlement; where there is no detrimental impact on landscape interest, protected species, sites or features of nature

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conservation interest or on sites of archaeological or historical importance; where there is no adverse impact on residential amenity; where access and parking is acceptable and where development is well designed, appropriate in scale and function to the use of the land and sensitively located to retain the openness of the area and the rural character of the area is safeguarded.

- Policy BE1 expects proposals of high quality design which respond to the objectives of sustainable development with regard to the need for the development, accessibility, landscape character of the locality and the way in which the development is integrated into the landscape, the conservation and integration of natural features including trees and hedgerows to strengthen local distinctiveness, character and biodiversity, the visual impact, the form of the development, energy consumption, safety and security, privacy and amenity of the existing environment, the compatibility of the use with the existing environment and appropriate supplementary planning guidance.
- Policy BE2 requires lighting to not adversely affect residential amenity, sites of nature conservation value or be obtrusive in those rural areas where dark skies are an important part of the nocturnal landscape.
- Policy NE1 requires mitigation measures which are appropriate to the habitat or species interest of the site and for the tests set out in the Habitats Regulations to be satisfied where there are European protected species.
- Policy NE5 seeks retention of trees and hedgerows and landscape features that make an important contribution to the amenity of the site and the surrounding area.

(iii) Canterbury District Local Plan Supplementary Planning Document (SPD) Outdoor Lighting January 2006

The SPD on Outdoor Lighting seeks to inform the approach to lighting and to ensure that only positive effects occur as a result of any lighting installation and to provide advice for the consideration of planning applications. The SPD takes into account the standards set out in the Institute of Lighting Engineers "Guidance notes on the reduction of obtrusive light".

(iv) Emerging Policy contained in the Canterbury District Local Plan Publication Draft June 2014

- Policy LB2 in Areas of High Landscape Value requires development to be considered in relation to the extent to which its location, scale, character, design and materials would protect the local landscape character and enhance the future appearance of the designated landscape and its nature conservation interest. Within the AHLV, development proposals would have particular regard to the historic setting of the City and the World Heritage site.
- Policy LB9 seeks to avoid a net loss of biodiversity/nature conservation value and actively pursue opportunities to achieve a net gain, particularly where there are wildlife habitats/species identified as Species or Habitats of Principal Importance; the site forms a link between or buffer to designated wildlife sites. Requires appropriate site evaluation and surveys and to present proposals for mitigation and enhancement prior to determination.
- Policy LB10 Development should be designed to retain trees, hedgerows and woodland

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that make an important contribution to the amenity of the site and the surrounding area and which are important to wild flora and fauna. New development should incorporate trees, in areas of appropriate landscape character, help restore and enhance degraded landscapes, screen noise and pollution, provide recreational opportunities, help mitigate climate change and contribute to floodplain management. The value and character of woodland and hedgerow networks should be maintained and enhanced, particularly where this would improve the landscape, biodiversity or link existing woodland habitats.

Consultations

Canterbury City Council raises no objection to the proposal.

Sport England offers support to the proposal as it will enable more opportunities for members of the community to participate in sport which is consistent to the NPPF with regard to decision making for delivering social, recreational and cultural facilities and services which meet the community needs.

Kent County Council Biodiversity Advice Service comments that the revised Bat assessment report (version 3) provides an adequate assessment of the potential ecological impacts of extending the lighting hours of the sports facilities and that there is potential for ecological impacts particularly to foraging and commuting bats along the hedgerow that forms the site's western boundary. The advice is that to permit the proposed extension of lighting hours with adequate regard to the potential ecological impacts, it will be necessary to secure the implementation of the mitigation measures recommended by the applicant ie prior to the extension of lighting hours commencing:

- Erection of the 'opaque material' (as detailed in the report) along the western and northern fence line of the ATP and the western fence line of the MUGA (the latter when constructed / prior to operation).
- Planting of native tree and shrub species to bolster the existing tree/hedgeline along the western boundary of the site; detailed specifications and management have not been provided but can be secured by condition.

The Service advise that the opaque material must be maintained in place until the bolster planting has matured and is of sufficient height (at least 3.5 metres) and thickness to reduce light spillage without the aid of the opaque material. A period of 5 years is suggested by the applicant. The Biodiversity advice is that the opaque material is maintained for a minimum of 5 years and until evidence has been provided that the hedgerow has reached sufficient height and thickness to justify the removal of the opaque material.

It has been confirmed by the Applicant that the manufacturing specifications state that the opaque material provides 80% shading from light, but no evidence has been provided by the Applicant to demonstrate that it has been used effectively in relation to bats. As such, the Biodiversity advice is that the implementation and submission of bat activity monitoring (using the same method as submitted) during year 1 of operation with the opaque material must be secured.

The bat assessment report recommends monitoring of bat activity prior to and after removal of the opaque material and the advice is that this is also secured. It also recommends that hoods, cowls, louvres and shields are installed on the existing lighting and that proposed for the MUGA, and the advice is that the details must be sought as an additional means of

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ensuring mitigation for the impacts of lighting on bats.

The advice is also that the opaque material should be installed whether or not permission is granted for the proposal for extended hours.

Public Rights of Way (East Kent PROW Team) – no response received.

Kent County Council Landscape Advice Service raise no concerns with regard to the landscape and visual impacts to the landscape. It was commented that the application will not result in significant further impacts upon the landscape and its character over and above the existing parameters of useage at the site.

Kent Highways & Transportation raise no concerns with regard to the highway impacts of the proposal.

Amey – lighting raise no concerns in relation to the proposal and comments that the scheme complies with light intrusion and curfew requirements for environmental zone E2 (from *Guidance Notes for the Reduction of Obtrusive Light GN01:2011*) and that the design philosophy and proposals are in line with standards and good industry practice.

Amey – noise conclude that no further noise assessment is required; that the applicants noise assessment is sound and that the conclusions in the noise assessment would be valid considering the concurrent use of both the MUGA and the ATP.

Amey comment that the assessment is based on data gathered during a weekday evening, whilst the planning application includes periods on Saturday and Sunday. The reason given for focussing the assessment on the proposed weekday extension rather than the weekend is that the weekday extension to 22:00 is later than on Saturdays (to 21:00) and Sundays (to 20:00). This approach is considered by Amey to be reasonable because, the British Standard BS 5228-1 relating to construction noise classifies in the same group noise from weekday evenings, Saturdays afternoons and evenings, and Sundays mornings, afternoons and evenings. Therefore, it is sound to consider that the assessment of a weekday evening is also relevant for Saturdays and Sundays.

Amey consider that it is likely that the effect for example at weekday from 21:00 to 22:00 will be similar to the current effect at weekday from 20:00 to 21:00. Although there is no stated methodology to assess the noise from sports events, the applicant uses different guidance and the subjective perception from a site visit to arrive to the conclusion that is likely that most people will consider that the activity has no adverse effect in terms of noise. Amey do not object to this conclusion.

The advice from Amey is that any mitigation measures should work to improve community relations in order to reduce any potential adverse effect from the proposal, for instance, including measures to avoid anti-social behaviour or having a contact person or responsible for the facility who could be contacted at any time in case residents had any concern. In relation to the comments received from residents at Merton Cottages, the noise consultant considers that the noise assessment carried out by the agent is sufficient and that the conclusion would not change with any further noise assessment at Merton Cottages. They advise that the fact that a sound can be easily heard does not mean that it constitutes a nuisance and that the noise levels detailed within the applicants' noise assessment report should not disrupt the evening sleep of an average person.

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In response to the applicants confirmation that the site has no public address system; that they have had no other complaints about the operation since it came into use in October 2014; that the site does not have and is not likely to have a large number of supporters generating a substantial volume of noise and that a handful of supporters would not make any difference to the noise levels, Amey advise that the applicants' noise assessment conclusions are sound. They also advise that the difference in heights between the nearest properties and the proposal site would have been included in the noise model produced by the applicant and that the height difference would not substantially alter the output of the noise assessment.

Local Member

The local County Member for Canterbury South West Martin Vye was notified of the application on 13th March 2015. The local County Member for Canterbury South East (Michael Northey) was also notified of the application.

Publicity

The application was publicised by the posting of two site notices.

Representations

In response to the publicity by site notice, 2 letters of representation were received objecting to the proposal. Some of the matters raised relate to the existing activities whereas some relate to the proposal for extended hours of use. The key points raised are summarised as follows:

- The light spillage across neighbouring residential property is far greater than the original application documents indicated. Prior to the development neighbouring residential property was afforded black nights under a dark sky and this aspect has been fundamentally transformed under the operation of floodlights and has a significant effect upon the environment.
- The natural topography between neighbouring residential property and the site affords little or no sound attenuation. The noise can be easily heard even when indoors and especially at night time. The noise will be more intrusive in the summer with doors and windows open.
- Neighbouring property looks directly at the development with no school buildings in between to deflect noise or light. The noise from the school disrupts evening sleep.
- The application comment "*we have had no issues with our neighbours with regard to light pollution or extra noise and it has now been up and running for almost six months*" does not recognise the obvious impact on neighbours to the north west of the site.
- That the School has not complied with the approved ecology design strategy in relation to restoration and enhancement of habitats and incorporation of a planting plan to the western boundary of the site and that the school has not planted the tree line or replanted the hedge removed when the building took place.
- That the extension to hours would further detrimentally impact the environment and

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nearby residents and that there should be a balance struck between the needs of the school and its social and sporting amenities and the effect on the living conditions of local residents and that the current balance is weighted against the residents. That the facility is currently able to operate every single day of the year until 9pm during the week and 6pm at the weekend and that the proposal to increase these times is unreasonable.

- That the Council did not inform the nearest neighbours of the application and that Canterbury City Council recommendation of no objection to be raised to the proposal does not recognise occupiers of dwellings to the north west of the site which are not screened by intervening school buildings and that the proposal does adversely affect living conditions.

In response to further neighbour publicity carried out in January 2016 regarding additional information (noise survey and bat survey), a further comment was received from one of the previous respondents which I summarise as:

- the reports do not offer any mitigation for the proposed variation which the neighbour considers will detrimentally impact the quality of life of families living in Hallbank House and Merton Cottages;
- queries why there should be further erosion of the immediate environment in order to accommodate an increase in operating hours of the ATP/MUGA. That this is an unreasonable encroachment and is likely to pave the way for other local social or recreational establishments in seeking similar concessions.
- considers it is a pity that human beings are not afforded the same degree of protection and consideration as bats
- that the bat survey report recommendations, should be implemented immediately regardless of granting extended use and that the bats are obviously compromised now and so should be given the added protection of opaque material applied to the northern and western boundaries and the shielding of the lights.
- that Hallbank House and Merton Cottages are in a direct line of sight with the ATP/MUGA and are some 10 metres lower, thereby affected to a much greater extent by the light "spillage" than the bats, which at least have the protection of the hedge.
- regardless of whether this Variation is approved, there should be an enforcement notice served on the Simon Langton, requiring them to install light hoods, cowls, louvres or shields and so help to mitigate the current high and unacceptable amounts of light that flood over the low lying land to the west and over Hallbank House and Merton Cottages.
- the planting recently undertaken along the western boundary, including young trees inboard of the hedge and in-filling of the hedge itself where there are significant gaps is far from being able to be described as bolster planting, as mentioned in the bat report, nor does it in-fill those sections of the hedge that are either sparse or have smaller gaps.
- requests that the Council visit the site and determine for themselves the adequacy of the planting and insist that this is further bolstered and that there is a rigorous

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management protocol in place.

- with respect to the noise report, queries how the results in any way assist the Council in reaching a decision over whether to approve the variation. The test was undertaken on one day only, with a subsequent follow-up visit to confirm subjectively that the analysis was a fair reflection of what could be heard. Considers that this is not a representative quantitative assessment and therefore of little value.
- the noise from the ATP/MUGA activities can be discerned from any other background noise to the extent that it is definitely obtrusive.
- states that on many occasions the limit on the current hours of use has been violated, by anything up to half an hour and is concerned that there may be similar violations, extending yet further the hours of use.
- urges the Council to reject this application and by so doing rescue a sense of balance between the needs for sports facilities and the quality of life of those residents who have already been detrimentally impacted by the current facilities.

Discussion

12. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (11) above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Therefore the proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity.
13. In my opinion, the key material planning considerations are the amenity impacts as a result of use of the facility and the use of lighting and noise during the proposed additional hours; the impacts of lighting to biodiversity and in particular bats; and the visual impact of lighting to landscape. In my opinion these impacts need to be balanced against the community need as expressed by the applicant, for the extended hours in this location and the general benefits to sport and community use of the proposal.

Need

14. There is general planning policy support for schools related development. However, this proposal for extended hours relates to the extension of a school facility for the wider community use rather than for the schools own use. The community use of educational facilities is generally supported by national planning policy as the provision of shared space and community facilities contributes to the promotion of healthy communities.
15. There is limited information in the application with regard to the need for additional hours. The applicant states that the proposal is needed and that this is evident by the demand that they have experienced since the facility opened in October 2014 and the external bookings that they have turned away.

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16. Sport England's support for the proposal in this location indicates that there is a need for available pitches linked to the development of opportunities to participate in sport and healthy communities and sustainable development.
17. The applicant has not yet refurbished the MUGA and provides no information in the application to indicate when this will occur. Completion of the MUGA would contribute to meet the stated demand for the facility. However, I consider that the need for an extension of hours for use of the MUGA is not yet required as it is not yet built and the applicant has not adequately demonstrated an acceptable case for extended hours for the refurbished MUGA in the application. I therefore recommend to Members that this part of the proposal should not be permitted.
18. However, with regard to extended hours of the ATP careful consideration must be given in the context of and balanced with the impacts of the proposed additional hours to the locality, particularly in relation to impacts to the landscape, biodiversity and to residential amenity in terms of the potential for noise and other disturbance.

Location and impacts of extended hours to the landscape and night sky

19. This proposal relates to the use of an existing facility (the ATP) on school playing field land which already has the benefit of planning permission. As this is an existing facility, the potential for impacts to the landscape and the night sky landscape and the potential cumulative impact with other lighting nearby in this location can only be considered in terms of the additional impacts as a result of the proposed extended hours and in relation to the addition of an opaque screen attached to the fencing as detailed in paragraph 10.
20. The site is located approximately 360m south of the boundary of and outside the Canterbury urban area in an area designated by Canterbury City Council as an Area of High Landscape Value (AHLV). This is a local designation which is of local significance, whereby saved policy R7 requires particular attention to be paid to the impact of the proposal on the landscape character and role and the impact on the historic setting in decision making and an assessment of whether there will be unacceptable harm.
21. The site is located at the north eastern edge of the Nackington Farmlands Landscape area which is in general a landscape of moderate sensitivity which is most sensitive where it is most open. The proposed site is at the edge of the designation and is grouped with other existing development, including hospital, housing, school and other sports facilities and so is not at its most open. The landscape character assessment for the Nackington Farmlands landscape area does not include reference to impacts to the night sky landscape.
22. The original proposal, which did not attract objection from Canterbury City Council or from our Landscape Officer was accompanied by a Landscape and Visual Assessment (LVA) in which it is noted that the context of these views was one that already contained rooftops and suburban influences from street lighting, floodlighting, houses and school buildings and the hospitals. It was noted that the fencing and floodlights would be noticeable in views from the public footpath to the south east of Hall Bank House off Stuppington Lane until planting on the western boundary establishes and matures. The planting of gaps in the hedgerow and of standard tree planting at the western boundary has only recently been carried out and has not yet had time to establish or mature. The existing scheme requires

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management of the hedgerow to encourage it to grow to 2.5m high. It is now proposed that additional bolster planting be carried out and that the hedgerow be managed to grow to a height of 3.5m.

23. Whilst the use of lighting could generally be considered to be a negative urbanising impact to the landscape, I do not consider that the findings of the LVA submitted with the original application would be significantly altered by the use of lighting for the proposed additional hours (i.e one additional hour Monday to Saturday and an additional two hours on a Sunday and Bank Holiday) and additional black opaque screening fitted to the height of the fencing. The night sky landscape already includes lighting from existing developments at the school, including on the sports hall building which sits behind the ATP, the hospital and surrounding property at the edge of Canterbury.
24. Planning Policy BE2 requires lighting schemes to not be obtrusive in those rural areas where dark skies are an important part of the nocturnal landscape. Supplementary Planning Guidance on Outdoor Lighting refers to The Institute of Lighting Professionals 2012 guidance notes for the reduction of obtrusive light GN01:2011. This sets out the expected requirements for appropriate design of a lighting scheme with reference to sky glow, light intrusion into windows and luminaire intensity and sets limits according to pre and post curfew times. Post curfew is considered to be after 2300 hours. The site is located within environmental zone E2 which is a rural location where there is currently a low district brightness lighting environment. The location is typical of village or relatively dark outer suburban location.
25. In relation to the original application (CA/14/174), our lighting consultant's advice was that the scheme met the required standards for a location in an E2 zone in terms of sky glow, light intrusion and luminaire intensity. The extension of hours proposed by this application is within the pre-curfew hours. Given that there are no other changes to the scheme in terms of number of pitches, luminaires and columns; my view is that this advice still stands. Furthermore, our lighting consultant has reviewed the application for additional hours and does not raise any concerns or objection to the proposal.
26. The applicant has not provided any new information with regard to cumulative impacts to the landscape regarding the use of the lighting as a result of the proposal when the ATP, MUGA and the neighbouring facilities at the Canterbury Rugby Football Club off Merton Lane could be open and in use at the same time. However, in the original application cumulative impacts were considered within the LVA by reference to the baseline environment which already has street lighting, hospitals, and floodlighting and concluded that the cumulative effect to the landscape would not be significant. Our Landscape advice to this proposal is that the additional hours for lighting use being sought do not give rise to objection on landscape grounds and for this reason I conclude that the cumulative effect of the additional hours to the landscape is not so significant as to suggest refusal of the proposal in respect of landscape impacts.
27. Given that the planning policy and the guidance on lighting included within the Canterbury District SPD on Outdoor Lighting does not differentiate between days of the week or the number of days lighting is in operation, I conclude that regardless of the day of the week, provided the proposal still meets the required standards in terms of sky glow, light intrusion and luminaire intensity for the pre-curfew hours for

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an E2 location, the proposed hours are considered acceptable in policy terms in relation to policy BE2 and the Supplementary Guidance on Lighting, and the Institute of Lighting Professionals 2012 guidance notes.

28. Furthermore, given that our Lighting and Landscape advisors and Canterbury City Council do not object to the proposal, I consider that an extension to hours of use is acceptable in this location when considered in terms of the national planning policy guidance and planning policy R7 and BE2 of Canterbury Local Plan with regard to the local landscape character and setting and the impact to the dark sky and nocturnal landscape. I do not consider that the additional hours would cause unacceptable harm to the landscape or night sky at this location at the edge of the urban area, within the Area of High Landscape Value.

Impacts of extended hours to Biodiversity

29. The NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and delivering net gains in biodiversity where possible. Policy BE1 and NE1 of Canterbury Local Plan require consideration of biodiversity impacts of proposals and mitigation measures appropriate to the habitat or species interests of the site.
30. The applicant was asked to submit a bat survey report with their application to assess the potential impacts of extended hours of floodlight use on nocturnal species and specifically local bat populations. The surveys were carried out in July and August 2015. The bat survey identifies light spill levels around the site in relation to the hedge locations at the site H1, H2, H3 and H4. The report concludes that the use of floodlighting may impact on commuting and foraging of bats, and that the area of greatest concern is the section of hedgerow H1 that runs adjacent to the ATP/MUGA to the west.
31. Our Ecological advice is that the bat survey report provides an adequate assessment of the potential impacts of extending the lighting hours of the sports facilities and that in order to have adequate regard to the potential ecological impacts at the site, particularly to foraging and commuting bats along the hedgerow that forms the western boundary of the site, and it would be necessary to secure the implementation of mitigation measures to ensure that the connectivity and flight paths are not affected by the potential impacts of extending the floodlighting hours.
32. The mitigation measures proposed are the establishment of a “dark corridor” along the western and northern side of the ATP and the western side of the MUGA which would be achieved by covering the extent of the fencing at the western and northern end of the ATP using a black opaque material thereby reducing the levels of light spill on a section of hedgerow H1 and H2 as well as the mixed plantation and pond area adjacent to the ATP. The applicant states that the opaque material will provide 80% shading from light.
33. In addition to this, the applicant proposes landscape planting and management of vegetation to assist with limiting light spillage over the current situation. The existing landscape scheme includes bolster planting. Gaps in the western hedgerow have recently been planted along with some standard tree planting, although further standard planting is still required to the west of the MUGA and the planting along the northern boundary has not yet been carried out. Further bolster planting of hedgerow H1 and H2 is included within this proposal in order to create and maintain thick and

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tall hedgerows to a height of at least 3.5m and to reduce light spillage in order to provide a dark corridor on the non-lit side of the hedgerow. However, no details of the type and extent of bolster planting have been provided in the application other than that it would consist of native tree and shrub species and be planted at the same time as fitting of the opaque material. It is proposed by the applicant that the opaque material could be removed once bolster planting has grown to sufficient height and size to reduce any adverse impacts to bats from the floodlighting use and that there would be a period of survey of bat activity before and after removal of the opaque material.

34. The applicant states that hoods, cowls and louvres and shields can be installed on the existing lighting to direct light away from the areas of most concern to bats. However, no details have been provided within the application of where hoods, cowls, louvers and shields can be installed at the site as an additional means of ensuring mitigation of the potential for impacts for bats. Should Members decide in favour of the proposal, these details can be required by condition in relation to the proposal to extend hours prior to commencement of any extension to hours.
35. In the absence of mitigation, bat activity may be detrimentally affected by the proposal to extend hours at the site. Therefore, in order to decide in favour of the proposal, conditions would be required to reflect the recommendations of the Ecological Advice Service requiring the black opaque material to be erected prior to commencement of the extended hours and planting of native tree and shrub species to bolster the existing tree and hedge line at the western boundary. Details of species and numbers would also need to be required in advance by condition should Members decide in favour of the proposal.
36. Our Ecological advice is that the opaque material must be maintained in place until the bolster planting has matured to at least 3.5m and is sufficiently high and thick so as to reduce light spillage without the aid of the opaque material and so whilst the applicant proposes 5 years, it is recommended that the opaque material be maintained for a minimum of 5 years and until evidence has been provided that the hedgerow has reached sufficient height and thickness to justify removal. This can be required by condition.
37. It would also be necessary for the applicant to demonstrate that the opaque material has been used effectively in relation to bats as no evidence has been provided in the application to show that the 80% reduction in shading from light will have the intended effect. Should Members decide in favour of an extension to existing hours, bat activity monitoring using the same methodology as already applied in the bat survey report (v3) would be appropriate to require by condition requiring implementation within the first year of the extended hours with a requirement to submit the survey findings to the Planning Authority. I am satisfied that bat activity monitoring prior to removal and after removal of the proposed opaque material could also be secured by condition.
38. Whilst I do not consider there to be a current need for an extension of hours to the MUGA, I am satisfied that with the implementation of mitigation measures referred to above the requirements of the NPPF and policy BE1 and NE1 in respect of biodiversity impacts of the proposal are adequately addressed in relation to both extension of hours at both the ATP and in relation to the MUGA.

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39. Members should note that the Biodiversity advice is that the opaque material should be installed irrespective of whether permission is granted for the proposed extended hours. However, the existing permission does not currently provide for the installation of opaque screening material.

Impacts of extended hours to residential amenity

40. Planning policy seeks to achieve a high quality design and good standard of amenity. The positive impacts of this proposal in terms of increasing opportunity for sport and recreation and the promotion of health and wellbeing need to be balanced against the impacts of the proposal. Local Plan policy R12 and BE1 require consideration of design, compatibility and amenity impact, including residential amenity.

Lighting Impacts

41. Concerns have been raised by neighbours to the proposal to the north-west of the site and the impact of lighting to residential amenity in relation to the proposal for extending hours and in relation to compliance with the permitted original lighting scheme.
42. Permission for the existing scheme (CA/14/174) requires compliance with the documents submitted as part of the planning application for installation of lighting at the site. The applicant has confirmed that the installation to date has met the system performance requirements and that the installation was in accordance with the approved scheme and our Lighting Consultant does not raise any new issues with regard to the information provided and has no issues of concern regarding sky glow (upward light ratio) and light intrusion (light spill). The proposed extension of the hours of use is within the requirements of the Guidance notes for the reduction of obtrusive light GN01:2011 for pre-curfew time for light intrusion into windows and, furthermore the light spill calculation shows that it would also be within the post curfew limit also in the E2 location.
43. However, residents at Hallbank House and Merton Cottages to the north west of the site say that they are in direct line of sight with the ATP/MUGA and are some 10 metres lower, and that they consider that they are affected to a much greater extent by light "spillage". The resident at Hallbank House further comments that there should be a requirement to install light hoods, cowls, louvres or shields and so help to mitigate what they consider to be the current high and unacceptable amounts of light over the land to the west and over Hallbank House and Merton Cottages. The fact that the luminaires may be visible from neighbouring properties (in this case approx. 190m (623ft) away) does not mean that there is light spill reaching these properties and causing any material harm, and it is important to bear in mind that planning decisions are not concerned with changes of view from private properties. However, the use of hoods and louvres can usefully reduce any glare and simultaneously reduce the overall visual appearance of the luminaires.
44. Whilst the light may be visible from surrounding property, the technical information provided within the application for the lighting scheme demonstrates that the light intrusion into windows and the sky glow does not exceed the recommended planning guidance. The lighting scheme has been designed to minimise light falling where it is not wanted in an E2 area. The nearest properties to the north west of the site are 190m from the site and the light spillage calculation shows that these properties

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would not be affected by any light spillage at this distance. Installation details indicate that the light is directed to the appropriate locations at the site and that it does not unacceptably illuminate residential property at this distance from the site boundary.

45. Given that the data indicates compliance with the approved scheme, the addition of hoods, cowls, louvres or shields would not be ordinarily be necessary in order to mitigate impacts of lighting to residents at Hallbank House and Merton Cottages as the data indicates that the light does not spill 190m to the north-west of the site. However, the current permission allows for the installation of light hoods, cowls, louvres or shields should they be deemed necessary in the interests of environment, wildlife and amenity. The Biodiversity advice I have now received indicates that this fuller treatment is necessary as an additional means of ensuring mitigation for the impacts of lighting for bats. Installation as mitigation in relation to bat impacts will also assist in meeting neighbour expectations to the north west of the site.
46. The information submitted in relation to the bat survey shows where the light is falling outside the site and where the Lux level is less than 2 lux. To the north west of the site, light spillage is less than 2 lux within 50 metres of the site boundary and to the north 30m. With the proposed “bolster” planting of hedge H1 and H2 with gradual growth to 3.5m over time in order to create a dark corridor for bats and the use of an opaque screen for at least a 5 year interim period the visible impact at the margins of the site should be reduced which would be to the benefit of biodiversity and to residents to the north west. This would also assist in reducing the visibility of other lighting from the School site, such as the lighting on the sports hall building.
47. The Property at Merton Cottages to the north west of the site is lower than that at the proposed site, however as light does not spill as far as this property the difference in ground surface level will not affect the light spill and relates only to the extent of what can be seen of the proposal from the property. The Cottages are well screened by their own boundary trees and do not have direct views toward the site from the upstairs windows, although it does have oblique views which take in the existing Canterbury Rugby Ground pitches as well as the Simon Langton pitches. The proposed additional planting and use of black opaque screening would provide further screening of the proposal from views from the property.
48. Given that there is no objection from Canterbury City Council or from our Lighting advisor, I conclude that the lighting impacts to residential amenity would not be so significant as to warrant refusal of permission for an extension to hours of use in relation to the Local Plan policy R12, BE1 and BE2.
49. Whilst the proposal meets the technical requirements and accords with planning policy and guidance, Members should note that control over the hours of use and minimising the hours of use can assist in reducing the impact of sports lighting schemes. It may also assist in reducing the perception of impact experienced by neighbours. Providing a break period when lighting is not in use, such as after 1800 hours on a Sunday/Bank Holiday evening would in my view be appropriate in this location to address the perceived impact to residential amenity and Members may be minded to not grant permission for the proposed additional 2 hours from 1800 to 2000 hours on a Sunday/Bank Holiday.

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Noise Impacts

50. National Planning Policy Guidance relating to noise is contained within paragraph 123 which states that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and to mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of new conditions. It recognises that development will often create some noise and that there should not be unreasonable restrictions because of changes in land use.
51. Local Plan policy R12 also requires consideration of adverse impacts to residential amenity and policy BE1 requires proposals to consider compatibility of the proposed use with the existing environment and site context.
52. The Noise Policy Statement for England provides three levels of assessment in relation to noise - no observed effect level, lowest observed adverse effect level and significant observed adverse effect level. As the location of this proposal has not been identified in planning policy as an area of tranquillity the NPPF guidance that applies in this case is that significant adverse impact as a result of noise should be avoided in determining applications whereas otherwise noise impacts should be reduced to a minimum and mitigated against in planning decisions.
53. The applicant was asked to submit a noise assessment in support of their application for extended hours. The noise assessment considers the impacts of additional noise from the ATP during the proposed hours and the impacts once the MUGA has been refurbished and brought into use.
54. The three nearest residential locations have been considered in the assessment at Rivendell (Langton Lane), Merton Cottages and Underwood Close. The findings indicate that Rivendell is screened by other school buildings and as a result the noise levels are lower than at the other two locations. Since the Underwood Close location has the lowest background residual noise levels the noise assessment refers to it as being the most critical in terms of assessing the background noise impact.
55. The assessment focuses on the proposed midweek extension to hours as this is the latest proposed time extension and this approach is considered sound by Amey.
56. As the background noise at Underwood Close is much the same level in the period 2000-2100 as it is during the proposed additional hour 2100 – 2200, the applicant concludes that the noise levels from the ATP when operating at the same time as the MUGA (once it is in use) are at the borderline for causing an adverse impact during the currently permitted hours and during the proposed additional hour.
57. The applicant states that the highest noise level reaching any house from their assessment would be 39 dB L_{Aeq} at Merton Cottages when the ATP and MUGA operate simultaneously and that this is 11dB below the World Health Organisation (WHO) guideline value of 50 dB L_{Aeq} for protecting the majority of people from being moderately annoyed. It concludes that with the L_{Aeq} level being 11 dB within the guideline value, this tends towards the view that the majority of people will not experience “moderate annoyance” according to the WHO guidelines.

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58. The report concludes that in terms of the NPPF/Noise Policy Statement for England (NPSE) guidelines, the proposal would be placed at the lowest observed adverse effect (LOAEL) level; that significant adverse impact is unlikely and that noise levels are at the borderline for causing an impact at the lowest observed adverse effect level during the proposed extra hour as well as during the currently permitted hours.
59. Given our noise consultant advice that the noise assessment methodology and conclusions are sound I conclude that the noise survey assists the Council in reaching a decision over the noise impacts of the proposal. Our noise consultant advises that further assessment is not necessary; it is likely that the effect of the proposal at the proposed additional hours between 2100 to 2200 would be similar to 2000 to 2100 and that the findings on a weekday evening would also be relevant to a Saturday or Sunday.
60. Our noise advice is that the noise effects from the proposal are around the low observed adverse effect level (LOAEL) and that the fact that a sound can be easily heard does not mean that it constitutes a nuisance. The NPPF guidance recognises that development will often create some noise and that there should not be unreasonable restrictions because of changes in land use. The advice from the noise consultant is also that noise at the levels measured is unlikely to disrupt the sleep of an average person. The advice also takes account of the topography and ground cover.
61. In the light of this advice, and given no objection to the proposal from Canterbury City Council, I conclude that whilst the proposal might give rise to some additional noise which might be audible at neighbouring property, it is not considered to be a significant adverse impact and so according to the guidance in the NPPF and planning Policy R12 and BE1 would not warrant refusal on noise grounds alone. In particular the planning system is not in place to prevent any perceptible change in noise unless there is any significant harm relating to noise.
62. However, the neighbour representation indicates that in their opinion, there is an adverse impact to local residents to the north west of the site, that the noise from the activities can be discerned from any other background noise to the extent that it is obtrusive and questions the reasonableness of the hours now being sought given the hours that the facility can already operate.
63. Given that the proposal has been assessed in terms of the current noise guidance in the NPPF and NPSE as being at the lowest observed adverse effect level it could be expected that conditions could be used to restrict the hours to those applied for. Restrictions on the use of loud speakers and public address systems could also be controlled by conditions. It could also be expected that the school provide a named point of contact for neighbour liaison. Our noise consultant advises that any mitigation measures should work to improve community relations in order to reduce any potential adverse effect from the proposal, for instance including measures to avoid anti-social behaviour or having a contact person responsible for the facility who could be contacted at any time in case residents had any cause for concern.
64. It is not unusual to operate within the extended hours now being sought. Other schemes have been permitted elsewhere within the County at a number of locations for similar sports facilities with similar hours of use permitted. However, whilst the proposal meets the technical requirements and accords with planning policy and guidance relating to noise, Members should note that control over the hours of use

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and minimising the hours of use can assist in reducing the impact of sports schemes to residential amenity. Providing a break period in the evening when the facility is not in use, such as after 1800 hours on a Sunday/Bank Holiday evening would in my view be appropriate in this location to address the perceived impact of noise to residential amenity. Members may therefore be minded to not grant permission for the proposed additional 2 hours from 1800 to 2000 hours on a Sunday/Bank Holiday.

65. Should Members decide to grant permission I consider that such measures could be required by conditions and an informative, including updating of the Community Use Agreement to reflect any extended hours and the conditions/informatives imposed.

Other matters

66. The application was publicised by site notice in two locations in accordance with the Statement of Community Involvement.
67. Neighbour representations concerning compliance with the existing approved ecology design strategy including planting and enhancement of habitats and incorporation of a planting plan to the western boundary of the site have been raised with the applicant in the context of this application. The implementation of the landscape planting at the site had been delayed and whilst some planting was carried out at the end of 2015, further planting is still to be carried out at the site.
68. The ecological mitigation proposed in support of extended hours of use includes additional bolster planting to that already carried out and already permitted, in order to extend height and width of the planting on the northern and western boundary. A condition already exists requiring planting to be managed appropriately and this would also apply in relation to any additional bolster planting.
69. The impacts to biodiversity for the proposed hours can be mitigated against by the use of opaque screening and managing planting at the site. Members should note, that the existing permission allows for adjustments to the lighting system in order to address concerns in relation to impacts to bats but does not allow for the addition of opaque screening or further bolster planting.
70. The impacts to the landscape in this location of the proposed black opaque material which would be for a temporary 5 year period whilst landscape planting becomes established and has not given rise to objection on landscape grounds by Canterbury City Council. Should Members decide in favour of the proposal I would suggest a condition be used to require that the black material screen be fit for the intended use, securely attached and maintained and replaced as necessary during the temporary period.
71. Neighbour representation considers that the existing facility already impacts on residential amenity and that the extension of the hours would further detrimentally impact the environment and nearby residents and that there should be a balance struck between the needs of the school and its social and sporting amenities and the effect on the living conditions of local residents. I would agree that the facility does already have considerable flexibility in the existing hours of operation at the site and that the applicant's proposal to further extend hours at the site is ambitious. However, whilst the proposal to increase the existing operating times might seem unreasonable to local residents, given the absence of any technical objection from statutory consultees and given the planning policy and guidance, refusal of the

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scheme on noise, biodiversity and lighting and amenity impacts would be unjustified in my view. Whilst the application does not include the species mix, details of management and timetable for the additional proposed bolster planting, and details of the hoods, cowls, louvres and shields and the locations where they would be fitted, these matters are capable of being required by condition should Members be minded to grant permission.

72. The proposal has been assessed in relation to the impacts to residential amenity as well as biodiversity and bats. The proposal to extend hours is within the pre-curfew time and the lighting scheme demonstrates compliance with the required limits in the E2 location. The noise assessment indicates that the proposal is within the lowest observed adverse effect and is not so severe as to indicate that permission should be refused.
73. The impacts to residential amenity can be mitigated against by use of a range of appropriate conditions. That includes limits on hours in relation to the ATP and MUGA, including differential times for the ATP to the MUGA and limits on the use of public address systems and music. These matters have been discussed above.
74. The applicant will need to appropriately manage neighbour relations at the site in relation to the existing facility and adopt a procedure in order to manage complaints relating to the school and community activity at the site and also be willing to modify their activities and booking system in order to maintain neighbour relations should Members decide in favour of an extension to hours. As an example of this, the school has recently been made aware of concerns with regard to operating hours and have stated that they will check their records and review their systems with immediate effect to ensure that non-compliance does not continue to occur if found. The school have also been reminded of the requirement to carry out appropriate planting for the existing development as a result of neighbour concerns and this has been partially completed.

Conclusion

75. In considering this proposal, the value and need for extended hours to education and sport and community use and the consequential impacts to biodiversity, landscape and residential amenity and whether these can be made acceptable by appropriate mitigation have been considered. In my opinion, the applicant has not adequately demonstrated a need for an extension to the hours to the MUGA when it has not yet been refurbished and it would therefore be premature to support the request for an extension of hours for the MUGA. However, given the support of Sport England to the proposal, there would appear to be a need for increased hours for sports facilities, although this needs to be balanced against the likely impacts arising from increased hours of use.
76. Given the technical advice received and in the absence of any objection from the statutory consultees, I consider that the applicant has demonstrated that the lighting currently installed is appropriately directed and therefore consider that increasing the hours of use within the pre-curfew hours would not unduly impact on the landscape character or historic setting or unduly affect the night sky environment in this location. I consider that conditions can be used to require maintenance; monitoring and checking on a regular basis should Members decide in favour of an extension or partial extension to hours.

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77. In relation to impacts of lighting to biodiversity, and taking account of our technical advice, which is that in the absence of mitigation, bat activity may be detrimentally affected, I consider that conditions can be used and are necessary to mitigate the impacts of the proposal on bats, including the fitting of hoods, cowls, and louvres to shield the luminaires as well as the opaque screening around the pitches.
78. The impacts of extended hours to residential amenity have been considered in relation to lighting and noise. Given the technical advice from our noise and lighting consultant, the scheme would meet the relevant planning guidance and policy requirements in terms of light spillage, sky glow and light intrusion in this location. The noise assessment also indicates that the proposal would conform to WHO guidelines and BS4142. Our technical advice is that the conclusion of the assessment is sound and that the proposal is at the lowest observed adverse effect (LOAEL) level. The technical advice is that this level of impact is acceptable in this location for the proposed hours applied for. Planning policy and would also allow a decision in favour of the proposal.
79. However, to address the perception of adverse impacts to the quality of life and residential amenity and in particular the neighbour request to the Council to reject the application in order to provide a sense balance between the needs for sports facilities and the quality of life for local residents, I consider that it would be reasonable to impose conditions prohibiting loud speakers, music and public address systems at the site. I also consider that to further extend the hours of use by 2 hours on Sunday and Bank Holiday in this location (ie to 2000 hours) as well as an extension of an hour to 2200 hours Monday to Friday and an additional hour to 2100 on a Saturday would not be appropriate for the reasons detailed in paragraphs 49 and 64. I recommend that should Members be minded to grant in favour of this proposal they consider a partial extension to the hours for the ATP only, to 2200 hours Monday to Friday and 2100 hours on a Saturday with no additional extension on a Sunday and Bank Holiday.

Recommendation

I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

- Controls on the hours for ATP:
0900 to 2200 Monday to Friday
0900 to 2100 Saturday
0900 to 1800 Sunday and Bank Holiday (as already permitted)
- Controls of hours for MUGA (as already permitted):
0900 to 2100 Monday to Friday
0900 to 2000 Saturday
0900 to 1800 Sunday and Bank Holiday
- Within the permitted hours, lights to be turned off when not in use and/or within 15 minutes of the last use;
- Restriction to no use of amplified music and loudspeakers or public address systems;
- That the Community Use Agreement be updated and submitted prior to extension of hours;
- Implementation of bat survey report recommendations;

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- Prior to extension of hours erection of the 'black opaque material' along the northern and western fence line of the ATP;
- Prior to refurbishment of MUGA erection of the "black opaque material" along the western boundary of the MUGA
- That the black opaque material be fit for the intended use, securely attached and maintained and replaced as necessary during the temporary period;
- The planting of additional native tree and shrub species to bolster the existing tree/hedgeline along the western and northern boundary of the site;
- Provision of detailed specifications and management for planting;
- that the opaque material is maintained for a minimum of 5 years and until evidence has been provided that the hedgerow has reached sufficient height and thickness to justify the removal of the opaque material;
- The implementation and submission of bat activity monitoring (using the same method as submitted) during year 1 of operation with the opaque material and monitoring of bat activity prior to and after removal of the opaque material;
- Details to be submitted for approval and the installation of hoods, cowls, louvres and shields on the existing lighting and that proposed for the MUGA.

Case Officer: H Mallett

Tel. no: 03000 411200

Background Documents: see section heading

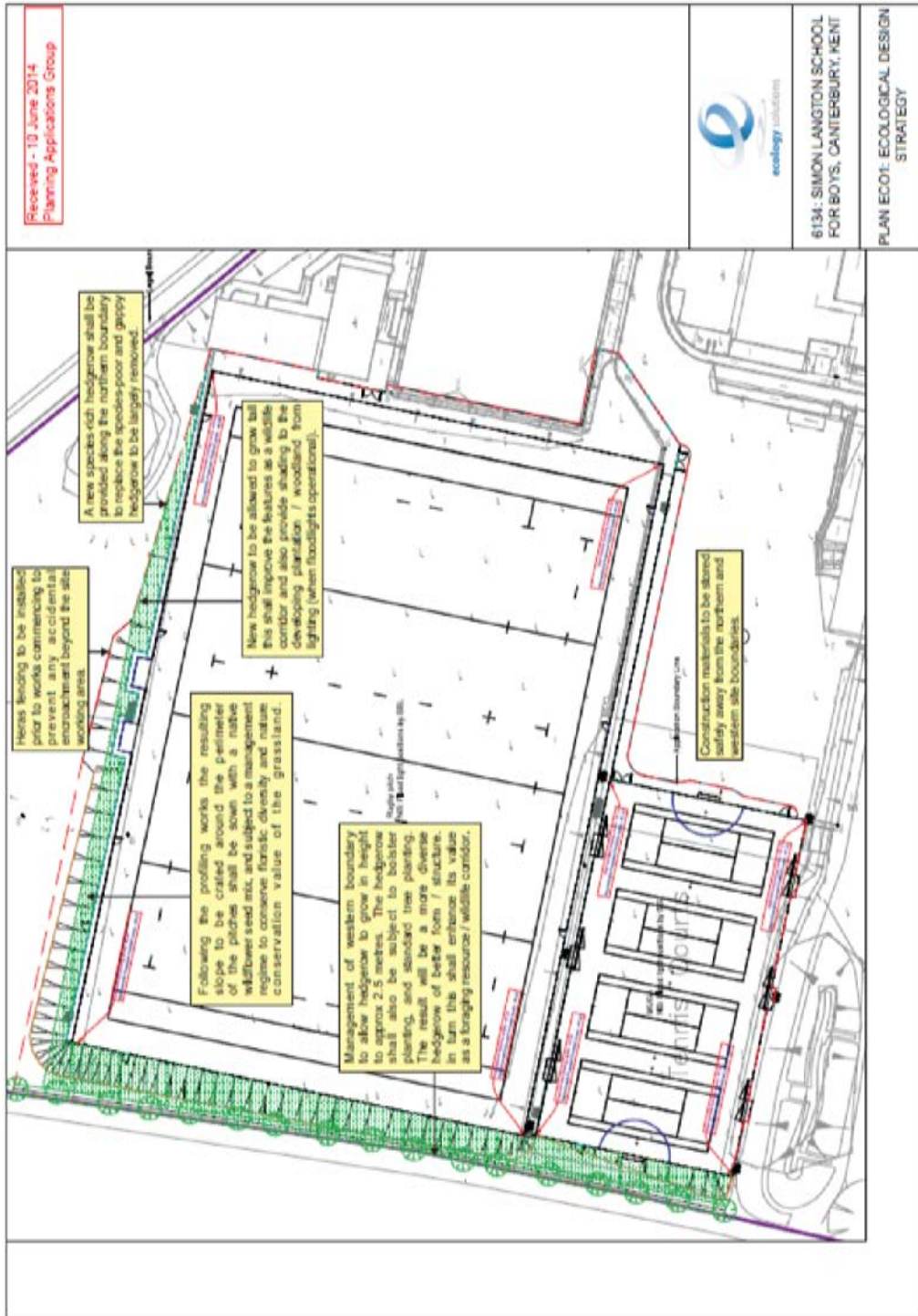
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Appendix 1 - Approved landscaping scheme



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Approved ecological design strategy



Received - 10 June 2014
Planning Applications Group



6134: SIMON LANGTON SCHOOL FOR BOYS, CANTERBURY, KENT

PLAN ECO1: ECOLOGICAL DESIGN STRATEGY