

Regeneration and Economic Development Department

APPLICATION NO: 21/00958/FUL

APPLICANT: Volair

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF 4M HIGH ACOUSTIC TIMBER FENCE TOGETHER WITH THE REMOVAL OF THE EXISTING BALL STOP NETTING AND THE ERECTION OF 3.5M HIGH BALL STOP NETTING TO EXISTING FENCE (MAXIMUM HEIGHT 8M)

LOCATION OF SITE: Prescott Soccer And Leisure Centre, Warrington Road, Prescott, Knowsley, L35 5AD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sporting Leisure and Community use - Existing Major Sporting Uses

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

ENV2 - Noise and Vibration

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

Environmental Health - No objections subject to a planning condition restricting construction hours.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 79 neighbours.

There have been 1 letter of objection. The representation is summarised as follows:-

The objection has been received from a resident in Pool Hey from the Countryside Homes development on the opposite side of the railway.

The resident asks “will this block the sunlight in my back garden as my garden backs onto the centres pitches “

It was explained to the resident that given the position of the proposed fences and the distance from the resident’s property across the far side of the railway then there would be no loss of light from the proposed fencing. The resident was happy with this reassurance.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

RELEVANT PLANNING HISTORY

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PS/DC/OP04/05	003	23/9/02

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to the Prescott Soccer Centre located on Warrington Road , Prescott.

It is proposed to erect a 4m high acoustic fence towards the rear of the site adjacent to the boundary of an existing residential development in Ferranti Close. (Calendars Green – Stewart Milne development). The acoustic fence would have an overall length of 67m and would extend beyond the boundary of the sports court by 4.8m to the eastern side. The acoustic fence would be erected 2.6m from the sports court boundary fence and just over 1m from the resident's rear boundary fence.

It is also proposed to remove the existing ball stop netting (1.5m) above the sports pitch fence and install a new ball stop netting 3.5m in height above the existing sports pitch fence. This would result in a fence with a total height of 8m (4.5m pitch fence and 3.5m ball stop fence). The overall fence height would therefore increase from 6m to 8m. This fence forms the boundary of the sports court.

POLICY CONSIDERATIONS

The proposal would be in compliance with the relevant Local Plan policies listed above.

ISSUES AND ASSESSMENT

BACKGROUND

Planning permission for the adjacent residential development to the north of the site was granted in January 2018. (17/00227/FUL refers).

As part of that development a 2.7m high acoustic fence was proposed to the rear boundary of six dwellings in Ferranti Close which back onto the main Sports Court in the Prescott Soccer Centre.

Since the dwellings have been built and occupied complaints have been received from the residents bordering the soccer centre with regard to noise and disturbance from the football players (shouting) and footballs hitting the sports pitch fence. In addition complaints have been received from residents about balls being kicked over the existing ball stop fence into residents gardens.

The soccer centre appointed acoustic consultants to look into this issue and have put forward this proposal to reduce the noise levels by installing an additional higher acoustic fence which will soften noise from balls hitting the fence and also from verbal noise from players. The acoustic fence would have a surface density of 12 kg/m² and has been designed so that the boards are positioned in such a way that eliminates gaps that sound will easily travel through.

Noise reduction neoprene strips would also be installed to the vertical fence posts in the existing sports pitch fencing. These strips would reduce noise levels by 8-10 decibels.

The increase in height of the ball stop fencing would help in reducing the number of balls being kicked over the existing 6m high fence into the adjacent rear gardens. It is estimated that the increase in the fence height would reduce the number of stray balls by 60-70%.

RESIDENTIAL/VISUAL AMENITY

The proposed fencing would mostly impact on the six adjacent dwellings in Ferranti Close. The fence would also be visible from parts of the public highway in Ferranti Close and glimpses through the

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landscaping from a short section of Scotchbarn Lane by the railway bridge. The existing properties already have a 2.7m fence to the rear boundary, the proposed acoustic fence which would be adjacent to the existing fence would be 1.3m higher. The proposed acoustic fence would be 14.5-15m from the rear elevation of the dwellings. In accordance with the guideline in the New Residential Development SPD you could have a gable wall to a dwelling 12m from an existing rear elevation which would have a considerably greater impact than a 4m high fence.

The majority of the new fence would in any event be screened by the existing boundary fence with only the top 1.3m being visible from the rear elevations of the dwellings. Any visual impact must be balanced against the benefits of the fence which would assist in reducing the existing noise levels from the sports pitch and would help address the noise complaints raised by the local residents.

The 2m increase in height of the ball stop fence would have a minimum visual impact (as this is a netting and not a solid fence) and again the benefits of the fence need to be weighed against the benefits of the proposal result in a reduction in the number of footballs being kicked over the fence.

On balance the benefits of the proposed fences would clearly outweigh any minor impacts on residential or visual amenity. The proposals would accord with Local Plan policy CS19 and Saved UDP policy ENV2.

CONCLUSION AND REASON FOR DECISION.

The proposal is considered to be necessary to address complaints received from the residents of Ferranti Close. There would only be minimal impacts on residential and visual amenity which would be outweighed in the planning balance by the overall benefits of the proposed fences.

The proposal would be in compliance with the relevant Local Plan policies listed above.

RECOMMENDATION:

That planning permission be granted subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason : To safeguard the amenities of nearby residents and to ensure compliance with Policy CS19 of the Knowsley Local Plan Core Strategy , adopted January 2016.

SCHEDULE 1

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Date Received	Ref. No	Version	Drawing/Document Title
18/01/2022	AS/280D/2021	-	PROPOSED SITE PLAN 1:2500
18/01/2022	MCA-MUK2692-02	-	ACOUSTIC FENCE ELEVATION
18/01/2022	AS/280/2021	-	LOCATION PLAN
18/01/2022	MCA-MUK2692-01	-	EXISTING AND PROPOSED PITCH FENCE ELEVATIONS
18/01/2022	AS/280E/2021	-	SITE LAYOUT PLAN 1:500
18/01/2022	-	-	SUPPORTING STATEMENT

Informatives

None Required

Mark Quinn

21 February 2022

Alan Kilroe
21 February 2021

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