



## Planning Committee

Report of Head of Planning and Building Control on 01 April 2021

Plans List Item Number: 2

### Reason for bringing to committee

Significant Community Interest

### Application Details

**Location:** UNIVERSITY OF WOLVERHAMPTON, WALSALL CAMPUS, GORWAY ROAD, WALSALL, WS1 3BD

**Proposal:** ERECTION OF FLOODLIGHTS, ADDITIONAL FENCING AND SEATING AREA AT EXISTING TENNIS/NETBALL COURTS

**Application Number:** 20/1650

**Case Officer:** Sally Wagstaff

**Applicant:** University of Wolverhampton

**Ward:** St Matthews

**Agent:** Stefan Stojavljevic

**Expired Date:** 14-Mar-2021

**Application Type:** Full Application: Minor Use Class F1 (Learning and Non-residential institutions)

**Time Extension Expiry:**

### Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to:

- No new material considerations being received within the consultation period;
- No objections from Environmental Health; and
- The amendment and finalising of conditions.



## **Proposal**

This application relates to the erection of floodlights, additional fencing and seating at existing tennis/netball courts at the University of Wolverhampton, Walsall Campus, Gorway Road.

The proposal includes the following:

- Installation of 10 no. 5 metre high galvanised lighting columns to provide a total of 16 luminaries around the perimeter of the sports surface.
- Construction of a 3 tiered spectator seating area at the eastern end of the court 10 metres in width, x 1.7 metres in height x 1.5 metres in depth.
- Extension of the existing 3.65m high ball stop perimeter fencing around the proposed seating area.

The courts will also be resurfaced as part of the development though this does not form part of the application as it is permitted development under Part 7 Class N of The General Permitted Development Order (2015) as amended.

This application is accompanied by the submission of the following documents:

### **Covering Letter**

- The University of Wolverhampton has been the unofficial home of West Midlands Netball for past 5 years
- The campus is used for league netball, both indoor and outdoor, though the quality of the existing court is in very poor condition and under utilised
- Purpose is to provide an outdoor netball facility of a quality that can be used for netball at all standards in an aim to increase participation in netball both amongst students and the local community.
- There is a demand for flood lit netball courts, flood lit pitches will support increased participation as well as long term viability of the courts.

### **Lighting Proposal**

- 16 luminaries 600 Watt, 4000 Kelvin LED light source luminaries providing an output of 850000 Lumens.
- Requirement is to illuminate 4 no. existing netball courts to an average illuminance of 450 lux to meet the standards for condition standard Netball as provided by Sport England and British Netball Association.
- Luminaries selected have full backlight control and average light spill at 10 metres from perimeter at 123 Lux average.
- Calculation report, luminaire details and Column details provided.

## Bat Survey

- None of the trees around the perimeter of the courts contain any bat roost features.
- Site is within a residential area, the extra illumination from the floodlights is unlikely to raise the ambient light levels significantly, especially as the lamps will be cowled to reduce light spillage.
- Illumination reaching the open space beyond the campus boundary will be relatively low.
- Lighting curfew means long periods of darkness if bats are foraging in open space beyond campus boundary.
- Illumination may increase bat activity due to insects attracted to the light.

The planning agent and two officers from the University conducted an online meeting with local residents on Tuesday 9<sup>th</sup> March to listen to their concerns regarding the proposal. Subsequently the hours of use of the floodlights has been amended from 22:30 Monday to Saturday inclusive and 20.30 Bank holidays (which are the current planning controls for other facilities on site) to a reduction to 22:00 Monday to Thursday, 21.00 Friday and 18.00 Saturday and Sunday.

Due to the submission of the amended information on 15.03.21, neighbours and any interested parties will be notified of this amendment and given 14 days to make further representations. Any additional material planning matters raised as a result of this consultation will be set out in the supplementary paper.

## Site and Surroundings

The Site is located on the Walsall Campus of the University of Wolverhampton. The campus occupies a large area of the south eastern area of Walsall, approximately 1.5 miles from the town centre. The campus is served by regular bus services, including public or University run services. There are three main entrances into the campus; from the east: vehicular and pedestrian access in via Gorway Road. From the south: vehicular and pedestrian access in via Broadway. From the west: vehicular and pedestrian access in via Delves Road.

Since 2002 the Campus has undergone a period of major redevelopment with new teaching, sport and student accommodation facilities replacing outdated buildings. The Walsall Campus is the University's 'hub' for sport, the campus currently provides a wide range of sport facilities for both students and the community.

The existing tennis/ netball courts at the northern end of the campus have been in situ since 2005. The block of 4 no. courts have a porous macadam surface marked for netball and tennis, fenced but currently unlit. The courts do not have dedicated car parking or vehicular access nevertheless there are a number of car parks throughout the campus.

To the east of the courts are student accommodation and pedestrian links into the campus.

Beyond the site is an area of public open space, residential properties are sited to the south and west of this space. Highgate Drive is characterised by detached and semi-detached properties facing onto public open space. The boundary with the nearest property is approximately 30 metres from the courts. Canute Close is a private road of low level flats, the nearest block is approximately 50 metres away. To the rear of Gorway Road is a property which adjoins the site boundary approximately 30 metres away.

Trees line the boundary of the open space with the back of the public highway with further tree screening around the southern, western and northern site boundaries.

### **Relevant Planning History**

There have been a wide number of planning applications on the site, the most relevant being:

BC42574P - Erection of 10 no. floodlighting columns around tennis and netball courts. Refused (20th December, 1994) - allowed at appeal 28th July, 1995

BC41297P - Erection of 20 no. floodlighting columns around tennis and netball courts. Refused (28th September, 1994) - dismissed at appeal 28th July, 1995

(These were alternative schemes.)

BC46382P - Erection of double garage and 8 floodlighting columns around running track. Refused 3rd October, 1996

BC47720P - Erection of double garage for storage and 32 five metre high floodlighting columns around running track (amendment to BC46382P). Approved 5th March 1997.

02/1781/OL/W5 - Outline: Redevelopment of campus – Approved 20/1/2003

03/0918/RM/W5 - Reserved Matters: Design Details for Proposed Access

Road (From Broadway Park). Granted 4<sup>th</sup> July, 2003

05/0710/RM/W5 - Reserved Matters – Football Pitches. Grant Subject to Conditions

15/0165 - Creation of a new access/egress onto Broadway and a new 225 space car park. Granted subject to conditions and a S106 to provide sports pitch compensation on site 25<sup>th</sup> January, 2016

16/0153 Replacement of all-weather pitch with new 3G synthetic grass football pitch together with associated fencing and floodlights and the retention of the current running track (in part). Granted Permission Subject to Conditions 29/03/16

## Relevant Policies

### **National Planning Policy Framework (NPPF)**

[www.gov.uk/guidance/national-planning-policy-framework](http://www.gov.uk/guidance/national-planning-policy-framework)

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

**Key provisions** of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 15 - Conserving and enhancing the natural environment**

On **planning conditions** the NPPF (para 55) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

### **National Planning Policy Guidance**

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

### **Development Plan**

[www.go.walsall.gov.uk/planning\\_policy](http://www.go.walsall.gov.uk/planning_policy)

## **Saved Policies of Walsall Unitary Development Plan**

Saved Unitary Development Plan

- GP2: Environmental Protection

- ENV23: Nature Conservation and New Development
- ENV32: Design and Development Proposals
- LC6: Sports Pitches
- LC8: Local Community Facilities

### **Black Country Core Strategy**

- CSP1: The Growth Network
- CSP4: Place Making
- ENV1 Nature Conservation
- ENV3: Design Quality

### **Walsall Site Allocation Document 2019**

Policy UW1: University of Wolverhampton, Walsall Campus

a) The Council will encourage the continued use and development of the Walsall Campus of the University (as indicated on the Policies Map) as an important centre of Higher Education in the Borough.

b) Any proposals for additional development must be presented as part of a comprehensive scheme, taking into account the setting of the area. In particular, proposals will only be acceptable if:-

i. the uses proposed are of an educational, community, or leisure nature directly related to the use of the remainder of the Campus, and are not uses which should be located in an established centre;

ii. those that would adversely affect the open space, sport and recreation network are found to be acceptable having been assessed in accordance with SAD Policy OS1;

iii. it can be demonstrated that trees and woodlands protected by Tree Preservation Orders or meeting the criteria for such protection<sup>31</sup> would be properly retained within any development. Where, in exceptional circumstances, small scale tree loss is unavoidable and outweighed by the benefits of the proposed development, appropriate replacement planting shall be provided;

v. there are satisfactory arrangements for vehicular, cycle and pedestrian access to the campus that are sensitive to the amenities of the surrounding residential areas. Depending on the scale of development proposed a Transport Assessment and / or Travel Plan may be required; and

vi. adequate provision is made for parking within the University Campus for staff, students and visitors to the University so as to minimise parking in surrounding residential roads.

vii. All development proposals should promote safe and inclusive environments, which reduce crime and the fear of crime.

c) In addition to the uses referred to in paragraph b) i. above, redevelopment for housing of the Gorway Conference Centre will also be acceptable, subject to the other requirements of paragraph b) being met.

This site is affected by the following Assets and Constraints (see Chapter 2):

MSA (part of site), OS, SLINC

### **Supplementary Planning Document**

Conserving Walsall's Natural Environment

Development with the potential to affect species, habitats or earth heritage features

- NE1 – Impact Assessment
- NE2 – Protected and Important Species
- NE3 – Long Term Management of Mitigation and Compensatory Measures

Survey standards

- NE4 – Survey Standards

The natural environment and new development

- NE5 – Habitat Creation and Enhancement Measures
- NE6 – Compensatory Provision

### **Designing Walsall**

- DW1 Sustainability
- DW2 Safe and Welcoming Places
- DW3 Character
- DW6 Legibility
- DW10 Well Designed Sustainable Buildings

Consultation Replies (*Officer comments in italics*)

### **Environmental Health**

No comments received at time of writing (*any comments received will be added into the supplementary paper*)

**Fire Service** – No comments to make

**Local Highway Authority** – Support application

**Natural England** – No comments to make



## **Pollution Control – Support application**

Pollution Control have no adverse comments to make on this application.

In addition Pollution Control verbally added to previous comments made (11/03/21): Pollution Control have not received any complaints in relation to noise generated by usage of the existing courts. It is not considered necessary to provide noise mitigation measures in this instance.

## **Public Lighting – No objections**

The levels of lighting when in use is in accordance with sports standards.

The site is well hidden behind trees, and lights are mounted below tree line.

.Conditions are recommended in relation to:

- Imposing a curfew for lighting to be switched off
- If any complaints are they are made in relation to light spill, these are investigated and rectified.
- Trees to the boundaries are to be maintained and preserved

In addition, Public Lighting verbally added to previous comments made (19/03/20): Public Lighting are satisfied sufficient details have been submitted as required, no further information is necessary. Luminaries will be pointed directly onto the courts, light pollution would be minimal, it will not be intrusive to local residents.

## **Sport England – Support Application**

Proposal accords with the Government Guidance in NPPF, in relation to promoting healthy and safe communities. Proposal also accords with SAD policies OS1 which relates to open space, sport and recreation, setting out in part d) that development proposals that would increase the overall value of the network will be encouraged and UW1, that references the role of the campus for community and leisure uses.

## **Representations**

14 Objections have been received from 9 addresses. Residents' concerns relate to (*Officer's comments in italics*):

- Application is misleading, in terms of understanding the distance between proposed scheme and properties on Highgate Drive (*Submitted plans are to a recognised scale and can be measured from*)
- Questions within application not answered properly in relation to trees on site (*An assessment has been made using all available information and evidence, including Council records and observations during a site visit*)
- Residents affected go beyond those notified of the planning application including Gorway Close, Gorway Road, Canute Close and Highgate Road (*The Local Planning Authority has met its statutory duty to consult, and the application has been published on the Council's website. Representations can be made by others*)
- Application is misleading as trees do not give light barrier all year

- Lighting being a distraction to drivers travelling on Highgate Drive
- Light spillage from flood lights will impact on the quality of life for occupiers of properties on Highgate Drive
- Floodlights will be seen from habitable rooms – bedrooms/living rooms
- Illumination of the courts will disrupt to students within residential accommodation adjacent to the courts
- Flood lights will cause light pollution impacting on wildlife and human health
- High levels of usage proposed including from organisations outside of the University
- Hours of usage inappropriate for residential area in terms of noise generated and use of lighting
- Current noise levels created on site by students, users of the current facilities including PA sound systems and whistles causes regular disturbance
- Application doesn't address or estimate of noise generation at the site
- Proposed usage will increase level and therefore frequency of noise
- Users of courts will possibly loiter and cause nuisance after events have finished
- Location of courts will result in amplified sounds due sounds being direct and reflecting of rear wall of student accommodation.
- Campus has more appropriate location for courts within area of consolidated floodlighting
- Levels of crime will increase
- Applicants unable to provide evidence scheme is compliant with the Clean Neighbourhoods and Environment Act 2005 (*This Act gives Local Authorities and the Environment Agency powers to deal with artificial light as a statutory nuisance, it is not planning legislation and is not therefore a material planning consideration*).

Requests have been made by some local residents for changes be made to the proposed scheme/ additional information submitted in order to mitigate the potential impact upon their amenity/ assess potential impacts, these include:

- Proposed scheme to be relocated in campus to an area of existing floodlighting, away from residential properties and closer to other facilities on campus
- Attaching a shield to floodlights close to Highgate Drive to physically limit pollution and spillage
- Submission of calculations of vertical light trespass (*The Public Lighting Team is satisfied with the submitted lighting details*)
- Submission of modelling of the effect of vertical light trespass and lighting column height on glare at road level (*The Public Lighting Team is satisfied with the submitted lighting details*)
- Submission of the lighting report from Walsall Council Public Lighting colleague (*The Local Authority are not required to produce a report, the role of the Public Lighting team is to provide comments in response to the information submitted within the application*)
- Erection of a 2 metre solid fence to north and east boundaries of the site to reduce light and noise levels (*The Pollution Control Officer considers this level of noise mitigation is not necessary*)
- Reduction in hours of usage of the courts from 9 am – 8 pm weekdays and

from 10am to 7pm at weekends

- Restrictions in the hours at which the lights can be operated.

13 letters of support have been received from 10 organisations:

- England Netball
- West Midlands Netball Association
- Barr Beacon Netball Club
- British Universities and Colleges Sport
- South Staffordshire County Netball
- Willenhall Town Wanderers Netball Club
- Walsall Cricket Club
- Yendys Netball Club
- Active Black Country
- Walsall Rugby Football Club

The comments are summarised below:

- University of Wolverhampton serves as a regions base and home to the West Midlands Regional central venue league
- Current outdoor surface has deteriorated and dangerous for play  
Under Covid restrictions there is a lack of independent (not school sites) outdoor court spaces – development is much needed
- Grass roots netball has facility challenges particularly in the West Midlands – Pandemic has put further strain on network of clubs and leagues - provision of floodlit outdoor netball facilities at the site is critical to recovery of the game
- Facility will allow England Netball and to work in partnership with the Uni and Sport England to develop programmes that target those most impacted by pandemic
- Protecting, maintaining and securing access to outdoor floodlit netball courts is a priority for England Netball Development Plans
- There is a shortage of quality outdoor Netball courts in West Midlands
- Redevelopment will enable courts to be used by local clubs and leagues for training and competition
- Proposal will have a positive and wide ranging impact on university students and local community
- Improves the sporting Infrastructure of the Black Country and potential further investment into the town
- It is a much needed development for the community, netball clubs and women's sport in general.
- Provision for spectators is to be welcomed
- Floodlit courts necessary due to the natural light fading dramatically until the end of March and again the end of September.

## Determining Issues

- Principle of the development
- Design and Character of the Area
- Impact upon the amenity of neighbouring residents
- Impact of Floodlighting on wildlife including Protected Species

## Assessment of the Proposal

### Principle of the Development

The application relates to the re-development of the existing netball/tennis courts to provide an outdoor facility of a high quality for Netball at all standards and to increase participation of the sport amongst the students and local community.

Sport England considers the proposal complies with the NPPF, 'To enhance opportunities through better use of existing provision'. The proposal will promote healthy and safe communities.

It is considered the principle of development is acceptable and the proposal accords with Walsall Council's SAD policy UW1(b), (i) as it relates to an educational and community facility.

### Design and Character of the Area

The proposal will introduce floodlighting and spectator seating to the existing netball/tennis courts where previously these facilities did not exist.

The courts are located in a secluded part of the campus, away from the nearest street scene off Highgate Drive. The tree screening to both the edge of the courts and the open space between the campus and Highgate Drive further limits views of the facilities from the nearest public vantage points along the highway. The tree screening coupled with the distance also results in a very limited view of the site from Canute Close. It is understood that the trees are located within the Highgate Drive Open Space and are therefore likely to be maintained by Walsall Council. Confirmation of this is being sought and will be updated in the supplementary paper.

It is acknowledged that the proposed physical structures would alter the visual appearance of immediate area of the campus, nevertheless it is considered the impact would be limited mostly to inside the campus boundary which is an existing built up campus. Thus seen against this context, the proposed additions are considered would not result in any significant additional harm to the character of the area, or to visual amenity of nearby residents.

The design of the floodlighting and seating is considered appropriate for its use and the height and design of the lighting columns would not be unduly intrusive within the streetscene.

### **Impact upon the amenity of neighbouring residents**

It is considered there are two parts in the assessment of impact upon residential amenity:

#### **Flood Lighting**

The proposed floodlighting is to allow for outdoor sport and exercise in the evening, at times in the year when the lack of daylight means play is not possible. It has been expressed in a number of letters of support that floodlit courts are in short supply within the West Midlands and the positive impact the proposal would have on the Netball community. This has to be considered against the need to protect residential amenity.

The proposed lighting scheme will incorporate 10 no. 5 metre high galvanised lighting columns to provide a total of 16 luminaries around the perimeter of the sports surface. The scheme will also incorporate 4 no switching circuits so lighting can be switched on a court-by-court basis. Microwave presence/detection fitted to each individual court and Luminaries to be fitted with DALI (Digital Addressable Lighting Interface) control gear to provide the ability for full luminaire dimming.

The Public Lighting team advises the proposed site is well hidden with lighting mounted below the existing tree line and that the lighting scheme is appropriate for the site and the proposed sports usage whilst taking into consideration residential amenity. In response to concerns raised by local residents in relation to the impact the floodlighting will have on their quality of life, the Public Lighting team is satisfied that the proposal would not result in a level of light pollution that would have an undue impact upon their amenity and health as to warrant refusal of the application.

It is acknowledged that during the winter months leaf coverage to tree screening to the boundaries will be limited nevertheless it is considered the design of the proposed lighting scheme coupled with the distance to residential properties around the site means during the winter season the proposal would not result in levels in of light spill as to harm the amenity of neighbouring residents. A condition is recommended to maintain and preserve the tree line boundary of the site to

Notwithstanding the comments of the Pollution control team, a condition requiring the lighting to meet the specification of the applicant's submission can be imposed including a restriction of hours of illumination as proposed by the applicant. Should it be later found not to meet the specification as set out, it would be a breach of condition that can be progressed through any necessary enforcement action.

## **Noise and disturbance**

It is acknowledged that the proposal would result in additional noise and disturbance due to the introduction of spectator seating during the evening along with the Universities aspiration for the courts to be used on a regular basis by students and the local community.

The courts can currently only accommodate matches during daylight hours therefore noise and disturbance is currently limited to these hours. Whilst the introduction of Flood Lighting would allow play for longer this is limited to 22:00 Monday to Thursday, 21.00 Friday and 18.00 Saturday and Sunday. It is considered that the proposed hours of use would not result in significant additional levels of disturbance.

It is recognised that the use of starter pistols, PA, amplification and music is of a concern to local residents. In order to mitigate these concerns the applicant has agreed to conditions relating to the restriction of the usage of such equipment which would be attached to any permission. The use of referee whistles are not included as they are required for safety purposes.

Pollution Control have not raised concerns relating to noise generation at the site and are satisfied the proposal would not result in an adverse impact providing the hours of usage are controlled as per the applicants submission. In the event the applicant wishes to operate outside of the conditioned hours of use, further consent would be required which would be assessed on its own merits at that time.

In regards to residents' concerns in relation to the levels of usage, it is recognised that the facility is likely to increase demand nevertheless the Local Authority are supportive of the facility to being used by students, netball community, and local people to promote sport, health and wellbeing and in line with the safeguarding conditions recommended in this report.

## **Impact of Floodlighting on wildlife including Protected Species**

Local Authorities have a duty to ensure impacts on legally protected species are avoided. In addition planning proposals are assessed against their potential impact upon flora and fauna.

Due to the proposal including floodlighting a Bat assessment was undertaken by Andy Warren, Cotswold Wildlife Surveys on 02/02/21 to assess the area for bat roosting and/ or bat foraging potential.

The assessment recognises Floodlighting will be designed to meet current ILE guidance and is designed to ensure there is not adverse light spill beyond the courts themselves nevertheless an evaluation on the potential impacts on bats is required.

The findings conclude none one of the trees around the perimeter of the courts contains any bat roost features due to them being young and smooth barked. It is considered that any bats within the vicinity will be roosting in the residential area to the west, beyond Highgate Drive.

The area of open space surrounded by tall trees will provide an ideal place to forage if bats are present in the locality due to the tall trees (10-15 m in height).

The Ecologist is satisfied that as there is already street lighting along Highgate Drive and illumination from the residential area the extra illumination from the floodlights is unlikely to raise ambient light levels significantly especially as the lamps will be cowled to reduce light spillage. In addition the dense tree belt during spring, summer and early autumn means the amount of illumination reaching the open space will be relatively low.

It is therefore considered the proposal would not result in harm to protected species.

In relation to other wildlife which have the potential to be affected, the application does not include the removal of trees to the boundary of the site. It recognised that trees to the perimeter of the courts will continue to be maintained nevertheless it is considered the proposal would have a limited impact upon nesting birds and other wildlife.

It is noted within the Bat Assessment that the proposal could increase bat activity around the courts when illuminated as insects are attracted to the light filtering through the vegetation.

### **Other matters**

A number of local resident's consider that the courts would be better positioned within alternative locations, specifically adjacent to the running track. The Local Planning Authority are required to assess the application as submitted, and an alternative location has not therefore been considered. It is however considered in this instance that it would be onerous to ask the applicant to consider an alternative location given the site is already occupied by existing courts which is considered to be an acceptable location for a continued use.

With regards to comments relating to the potential for Floodlighting to have an impact upon highway safety, the Highway Authority has not raised any concerns in this regard.



## **Conclusions and Reasons for Decision**

The proposed erection of floodlights, additional fencing and seating at existing tennis/netball courts would not lead to an undue impact upon the surrounding residential amenity whilst providing a facility that will benefit the university students and the wider community.

It is considered the proposal complies with saved policies GP2, ENV32 of Walsall's UDP and Designing Walsall SPD DW3 Character whilst providing a facility that will benefit the university students and the wider general community as such it is considered to be in accordance with Para. 92 of the NPPF and Walsall Council's SAD policy UW1.

Positive and Proactive Working with the Applicant

## **Approve**

Officers have spoken with the applicant's agent to neighbouring residents' concerns and in response to concerns raised amended details in relation to the hours of use of courts have been submitted which enable full support to be given to the scheme.

## **Recommendation**

1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to:
  - No new material considerations being received within the consultation period;
  - No objections from Environmental Health; and
  - The amendment and finalising of conditions.

## **Conditions and Reasons**

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans details and documents:

- Additional Information Letter by Stefan Stojsavljevic - submitted 15.03.31
- Covering Letter by Stefan Stojsavljevic – submitted 17.12.20
- Lighting Proposal for the illumination of Netball court facility, Walsall Campus,



dated 16.11.20-submitted 17.12.20

- Proposed Outdoor Netball Courts. Drawing no. EM445-01 Rev D - submitted 18.01.21
- Seating Area Image Sheet, submitted 17.12.20

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3. Floodlighting shall be installed as advised within the Lighting Proposal for the illumination of Netball court facility, Walsall Campus, dated 16.11.20, submitted 17.12.20 to comply with The Institution of Lighting Professionals: Guidance Note for The Reduction of Obtrusive Light GN01:2020 and thereafter retained.

Reason: In order to protect the amenities of nearby residents and to comply with saved policy GP2 of the Walsall Unitary Development Plan.

4. The floodlit courts shall not be used for sporting activity outside the hours of 08.30 to 22.00 Monday to Thursday, 08.30 to 21.00 Friday and 09.00 to 18:00 Saturday, Sunday, Bank or Public Holidays.

Reason: In order to protect the amenities of nearby residents and to comply with saved policy GP2 of the Walsall Unitary Development Plan.

5. No starter pistols shall be used before 0900 hours and after 1800 hours on any day.

Reason: In order to protect the amenities of nearby residents and to comply with saved policy GP2 of the Walsall Unitary Development Plan.

6. No amplification equipment shall be used before 0900 hours and after 1800 hours on any day.

Reason: In order to protect the amenities of nearby residents and to comply with saved policy GP2 of the Walsall Unitary Development Plan.

7. No permanent external Public Address or music equipment shall be installed or used in connection with the hereby approved development.

Reason: In order to protect the amenities of nearby residents and to comply with saved policy GP2 of the Walsall Unitary Development Plan.

## **END OF OFFICERS REPORT**