

**PLANNING COMMITTEE DATE: 20<sup>th</sup> July 2016**

**APPLICATION NO: FYR14/0980/F**

**SITE LOCATION:** Wisbech St Mary Sports And Community Centre Limited, Playing Field, Beechings Close, Wisbech St Mary

**UPDATE**

**The following consultation responses have been received**

**CCC Highways:** No further comments to make

**North Level Internal Drainage Board:** Noted that they have no comment to make in respect of this application.

Two letters of representation have been received from earlier contributors, these reiterate earlier concerns as follows:

- Object on the grounds of light and noise pollution and antisocial behaviour
- Extension and overflow car park will be nearer the boundary fence
- Scheme will decrease the quality of life of residence
- Why does the village need an additional sports hall as the local school has a perfectly good one which is available to local groups
- Impact of additional traffic on Beechings Close
- Residents should be able to enjoy their homes
- Environmental impact air pollution from cars
- Impact of overspill parking on natural drainage.
- Scheme will impact on birds and animals which use the hedgerow around the site
- Noise impact has not been assessed report states that some noise reduction at mid and high frequencies but no mention of low frequencies, i.e. bass which travel further and can penetrate through solid matter. Report further states that the noise from the hall will be noticeable on the boundary and concludes that the original design and new design will not offer any noise protection to the neighbourhood.

And raises the following additional comments:

- Understand there is a piped boundary drain how would this survive motor vehicle abuse
- Applicants have not engaged with village or neighbouring resident prior to submitting the scheme

The issues previously raised have been addressed in the original report and the parking of motor vehicles and the likely impact on the piped drain is a civil matter rather than a planning issue. Similarly whilst it is good practice for applicants to engage with residents prior to the formal submission of their proposals there is no obligation for them to do so.

**In addition the conditions may be updated as follows:**

**Condition 3 (annotated as 9 in error on the Officer report)** may be deleted as these works have been undertaken on site in advance of the outcome of this decision.

**Condition 5 – the construction management plan has been submitted and detail agreed (although it is necessary to amend the start date of the contract and this has been requested from the agent), accordingly this condition may be re-worded to delete the submission requirement.**

**Recommendation:** Grant as per the agenda deleting condition 3 and amending condition 5 to require on site compliance with the CMP (deleting pre commencement requirement)