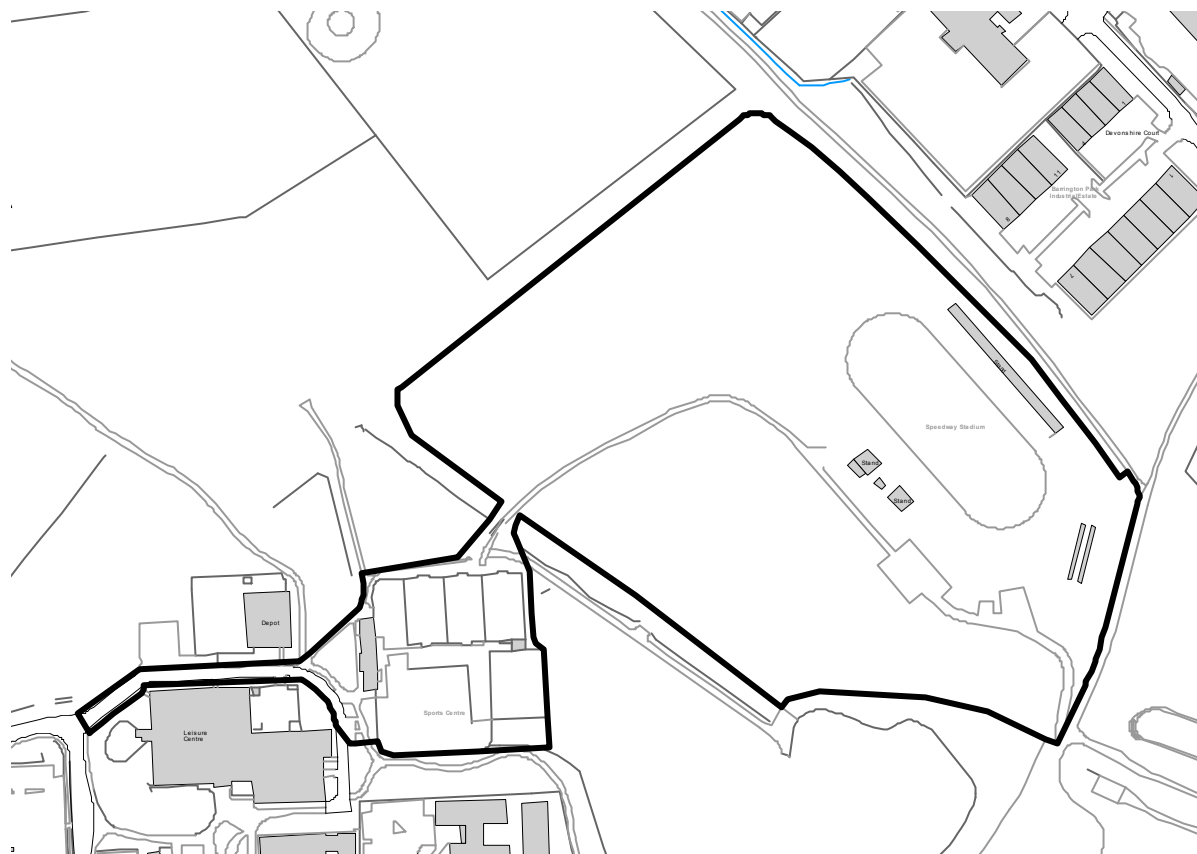


<b>Recommendation: Unconditional approval</b>	
<b>20132238</b>	<b>1 THE LIONS, LEICESTER LIONS SPEEDWAY TRACK &amp; PAVILION, BEAUMONT SPORTS COMPLEX</b>
Proposal:	DISCHARGE OF CONDITION 8 (PUBLIC ADDRESS SYSTEM) FOR APPLICATION 20090571
Applicant:	BEAUMONT PARK SPORTS COMPLEX
App type:	Application to discharge conditions
Status:	Other development
Expiry Date:	17 April 2014
ZF	WARD: Beaumont Leys



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## Summary

- The application is before Members at the discretion of officers.
- Another application (reference 20132313) is elsewhere on your agenda. It is for removal of a number of conditions and retrospective permission for what has been constructed on the site.
- The site is part of Beaumont Park.
- Planning permission was granted in 2009 (20090571) for a sports complex which has partly been built.
- I recommend that the condition is discharged.

## Introduction

The application site lies within Beaumont Park and is 7.8ha in area. The main part of the site is allocated as Green Space in the City of Leicester Local Plan, and a smaller part is allocated for community and leisure use. The main site is surrounded by trees to three sides, with an area of higher ground on the south-east side

To the north-west are the pitches of Beaumont Town football club; to the north-east, a public track and wooded area and beyond this the industrial and warehouse properties of Leycroft Road; to the south east and south west is Beaumont Park, and also to the south west is an existing formal sports area and single storey pavilion.

## **Background**

In 2009 (20090571) planning permission was granted for a sports complex comprising of a speedway track with two-storey pavilion building, 12 x 5-a-side football pitches with single storey facility building, a cycle track, BMX track, lighting and associated parking. This has been partly implemented as the speedway track has been built.

In 2009 (200970019D) an application was submitted seeking the discharge of conditions 2 (site and floor levels), 7 (acoustic fencing), 10 (lighting), 11 (parking area surfaced and marked out), 14 (cycle parking), 15 (travel plan), 19 (cycleways and footways to an adoptable standard) and 21 (reinstatement of redundant footway crossings and footway) of application 20090571. This was granted.

In 2012 (20121047) permission was granted for the part demolition of a building next to the access and alterations to the car parking layout of the speedway club.

In 2013 (20130446) planning permission was granted for the use of part of the pavilion and car park as a motor cycle training school. This was granted for a limited period of one year.

Permission was also granted in 2013 (20130447) for one non illuminated fascia sign to the pavilion in association with the motor cycle training school.

## **The Proposal**

To overcome concerns about the present system, the condition required, prior to the commencement of development, details of the public address system to be submitted to and agreed in writing with the City Council and then implemented and retained as such.

The applicant proposes to lower the height of the existing speakers around the track, which are mounted on lighting columns, to below the height of the acoustic fence and install a temporary acoustic barrier to the rear of the pavilion.

## **Policy Considerations**

Development plan policies relevant to this application are listed at the end of this report.

## **Consultations**

The Director of Environmental Services (Noise Team) has suggested measures that will need to be taken to help overcome noise issues associated with the public address system. The recommendations are that noise levels are monitored around the site to ensure that the public address system is not clearly audible and further noise assessments made around the stadium.

## **Representations**

The application was publicised by letters to neighbours, site notices and a press advert. One letter of objection has been received on the grounds that the public address system is loud enough as it is and does not need to be louder.

### **Consideration**

In its present form, the public address system has resulted in noise disturbance for residents in the area. The perimeter of the speedway site consists of an earth bund topped with an acoustic fence. The speakers that form the public address system are currently mounted on lighting columns around the site at a level that is higher than the acoustic fence.

The pavilion building has not been constructed in accordance with the approved plans which has resulted in a gap to the rear. Speakers are positioned to face the spectators which leads to noise breakout from the rear of the pavilion. It is proposed to address this by installing a temporary acoustic barrier to the rear of the pavilion. The barrier is temporary in that it would be removed once the pavilion was completed in accordance with the approved plans relating to the 2009 permission.

I consider that these measures would help to significantly reduce the amount of noise outbreak from the site caused by the public address system and address the objection raised. I consider that if the works are carried out in accordance with the agreed details, the condition can be satisfactorily discharged.

I therefore recommend Condition 8 is discharged.

1. The City Council approves details submitted under Condition no. 3. Please note that the proposed measures must be carried out in accordance with these details and thereafter retained.

### **Policies relating to this recommendation**

2006\_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.