

**PLANNING AND REGULATORY COMMITTEE  
2 SEPTEMBER 2015  
UPDATE TO AGENDA ITEM 9**

**SURREY COUNTY COUNCIL REGULATION 3 APPLICATION:  
LAND AT CLAYGATE PRIMARY SCHOOL, FOLEY ROAD, CLAYGATE, SURREY  
KT10 0NB**

**SURREY COUNTY COUNCIL PROPOSAL EL/2012/3285 (SUPPLEMENTARY REPORT TO THE OFFICERS' REPORT CONSIDERED AT THE MEETING HELD ON 15 OCTOBER 2014)**

**CONSTRUCTION OF TARMAC MULTI-USE GAMES AREA WITH FENCING SURROUNDS**

**COMMENTS FROM ELMBRIDGE BOROUGH COUNCIL**

No further comments have been received.

**HOURS OF USE AND FURTHER COMMENTS FROM THE COUNTY NOISE CONSULTANT**

Condition 5 in the Officers' Supplementary Report reads as follows:

5. The Multi Use Games Area shall be used by the school alone and only between the hours of 08:45 and 17:45 on Mondays to Fridays during term time. There shall be no use beyond the stipulated hours, and no use on Saturdays, Sundays and public and bank holidays.

The Applicant has requested that the starting time for use of the MUGA be 08:00 instead of 08:45. This would align the use of the MUGA with the current usage of the adjoining hard play area, which is used for extra-curricular sporting activities starting at 08:00 on several days a week during term time.

The Supplementary Information has been referred to the County Noise Consultant. He has concluded that:

- 1) Any adverse noise effects from the use of the MUGA during term times can easily be mitigated by residents of The Firs sheltered housing development closing windows overlooking the school site and opening windows on other facades to allow ventilation.
- 2) The effects of use of the MUGA at other times, with the overlooking windows closed in The Firs development should be minimal.
- 3) Noise effects associated with use of the MUGA and commencement of such use at 08:00 should be acceptable in the context of national noise policy (Planning Practice Guidance on Noise).

Officers endorse the conclusions of the County Noise Consultant. Officers consider that extending the amount of hard play area in the form of a MUGA will not result in any significant change in the level of activity in the northern part of the site. Officers also consider that, taking into account the earlier starting time, the conclusion in paragraph 23 of the Officers' Supplementary Report still stands (i.e. that there would be no demonstrable harm from the use of the MUGA). A planning condition is recommended to ensure that there would be no unduly adverse impact on residential amenity.

## RECOMMENDATION

1. That Condition 5 in the Officers' Supplementary Report be amended to read as follows:
  5. The Multi Use Games Area shall be used by the school alone and only between the hours of 08:00 and 17:45 on Mondays to Fridays during term time. There shall be no use beyond the stipulated hours, and no use on Saturdays, Sundays and public and bank holidays.
2. That the following document be added to the list of ***Amending Documents*** under the heading of **APPLICATION DETAILS** in the Officers' Supplementary Report:

Email dated 28 September 2015