

Unrestricted Report

ITEM NO: 6

Application No.
13/00293/FUL
Site Address:

Ward:
Ascot

Date Registered:
17 April 2013

Target Decision Date:
12 June 2013

**The Licensed Victuallers School London Road Ascot
Berkshire SL5 8DR**

Proposal:

**Installation of synthetic multi-use games area (MUGA) with
associated 3-5m high boundary fencing and 15m high floodlighting.**

Applicant:

The Licensed Victuallers School

Agent:

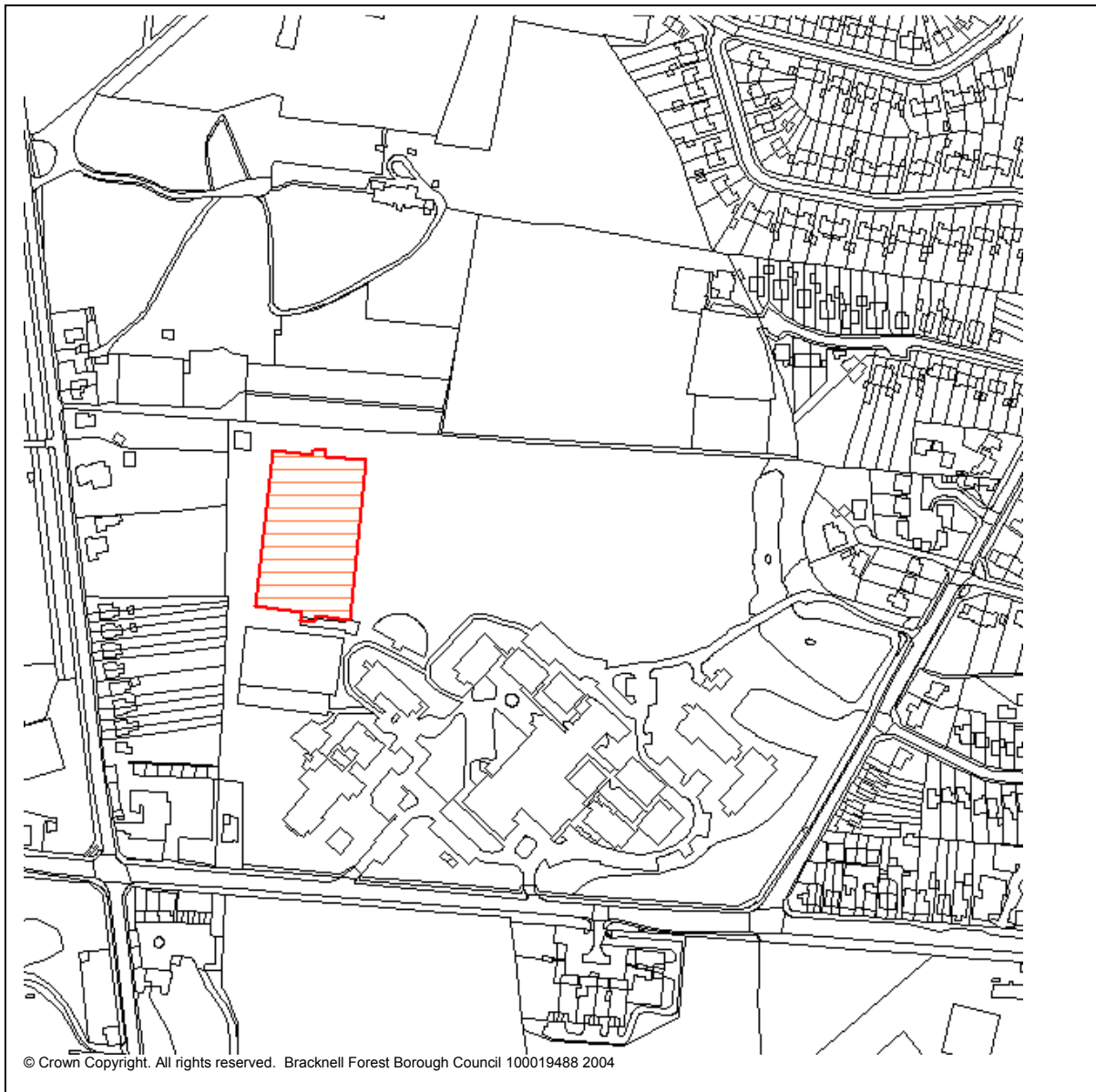
Notts Sport (UK) Ltd

Case Officer:

Laura Rain, 01344 352000

environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1 RELEVANT PLANNING HISTORY (If Any)

02/00164/FUL Validation Date: 13.02.2002
Construction of hard surfaced area to create play area and temporary car park and associated lighting.
Approved

02/01032/FUL Validation Date: 30.09.2002
Retrospective application for the retention of 8no. 4m high lighting columns.
Withdrawn

03/00254/FUL Validation Date: 11.03.2003
Retrospective application for the retention of 8no. 4m high lighting columns.
Refused

03/01027/FUL Validation Date: 17.10.2003
Retention of 8no. 4m high lighting columns along main entrance drive from Fernbank Road
Approved

2 RELEVANT PLANNING POLICIES

Key to abbreviations

<i>BFBCS</i>	<i>Core Strategy Development Plan Document</i>
<i>BFBLP</i>	<i>Bracknell Forest Borough Local Plan</i>
<i>RMLP</i>	<i>Replacement Minerals Local Plan</i>
<i>WLP</i>	<i>Waste Local Plan for Berkshire</i>
<i>SPG</i>	<i>Supplementary Planning Guidance</i>
<i>SPD</i>	<i>Supplementary Planning Document</i>
<i>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>
<i>NPPF</i>	<i>National Planning Policy Framework</i>
<i>SALP</i>	<i>Site Allocations Local Plan</i>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	GB1	Building In The Green Belt
BFBLP	EN25	Noise And Other Pollution
BFBCS	CS7	Design
BFBCS	CS9	Development on Land Outside Settlements
SALP	CP1	Presumption in Favour of Sustainable Development

3 CONSULTATIONS

(Comments may be abbreviated)

Winkfield Parish Council

Observations

There must be a suitable restriction on the operation times of the floodlighting to avoid loss of amenity to the residents.

Lighting Officer

Considered no objection.

4 REPRESENTATIONS

Objections from 13 households have been received. These raise the following issues:

- A 3m to 5m fence and 15m high silver floodlights are not in keeping with the local area. They are out of scale and out of character.
- The proposed pitch and lighting would have an undue impact on residential amenity, because of the extra noise and light pollution.
- The proposed lighting is 15m high. This would mean that the light would be level with the upstairs windows of adjacent houses and gardens.
- Already we have the considerable disruption from the flood lights shining directly into the rear of our home in autumn and winter, this is tolerated as they are turned off by 6pm. (Officer comment: the current floodlights are mobile, generator run with no time restrictions.)
- The area immediately adjacent to the proposed site is currently used for tennis. There are problems associated with this as floodlighting which is currently installed some 150 metres from adjacent homes home shines directly into neighbouring properties.
- Neighbours currently experience significant amounts of noise from the young people who take up residence in the school during the summer months and who are allowed to roam unsupervised throughout the grounds with shrill screaming & shouting until after 10pm. (Officer comment: this is not relevant to the scheme proposed.)
- The proposed hours of use are excessive
- The proposed pitch should be located elsewhere within the grounds.
- The proposed location for the pitch seems to be currently used mainly for rugby, with the adjacent area for tennis. Therefore the noise levels both in winter and in the evening are currently negligible.
- The main entrance to the school and fields is via Fernbank Road and a wooden bridge over the lake. The constant double thumping of vehicles crossing the bridge is bad enough during the normal school run times, if this flood lit pitch is permitted the noise will extend into the evening and weekends in and out of term time if the school is to be believed and the facilities open to the local community.
- Competitive sport would generate excessive noise, and the school is proposing opening the facility 7 days a week. This is contrary to Local Plan Policies.
- There will be extra traffic in the local area, including buses and coaches.

- There is already a number of high quality provision in Bracknell for floodlit pitches, so it's difficult to see where the community demand would come from.

- The proposed size of the playing pitch and the height of the lighting is the same size as that currently used in a professional football stadium which is not necessary as a school facility.

5 OFFICER REPORT

The application is reported to the Planning Committee as more than three objections have been received.

i) PROPOSAL

The proposal is for the construction of a synthetic grass hockey pitch 101m x 63m with associated 3m and 5m high fencing and 8 no. 15m high floodlighting columns. The two lengths of the pitch would have 3m high perimeter fencing with the goal ends 5m high to prevent ball loss. The fence is rigid with sound dampening features such as rubber washers.

A height of 15m for the lamp columns is proposed in order to illuminate a pitch of this size to meet England Hockey requirements. The Chartered Institution of Building Services Engineers calculations identify that to meet these requirements lamp columns of 12 - 18m in height are required. A height of 15m was chosen as it allows for the floodlights to be mounted horizontally to reduce overspill. If a height of 12m was proposed the lamps would have to be directed over the horizontal plane and therefore there would be more light spillage. Flat glass technology and internal baffles are also proposed in order to reduce the light spillage.

The siting is on the existing natural turf sports pitch that can sometimes become unusable during the winter months due to the weather.

The pitch would be used by the school for physical education and extra curriculum coaching. The design and access statement states that there may be some use by external clubs but due to the fact that the school is a boarding school this would be very limited. In addition the school will not use the pitch as a revenue generating function.

The hours of use proposed are:

- Monday to Friday 8am to 8pm
- Saturday, Sunday and Bank Holidays: 9am - 6pm.

These hours have been negotiated and conditions are proposed to:

- Restrict floodlighting Monday- Friday 8am - 8.30pm
- Saturday restriction on use 9am - 5pm
- Sunday and Bank holidays- no use other than by school pupils and no floodlighting

The pitch would be located 15m from the closest residential boundary; this is 5m more than the existing pitch.

ii) SITE

The siting of the hockey pitch is on an existing rugby and football pitch and long jump area which is used for school curriculum and extra-curricular sports matches and coaching. It is adjacent to existing macadam tennis courts which are surrounded by 6 floodlights and 3m high mesh fencing. There are no restrictions in the hours of use of these sports pitches.

There are 4no 9m high 1000W floodlights on wheels which are powered by diesel run generators. There are no restrictions on these and these are used mainly during the winter months. These lights are non directional and can be placed anywhere within the grounds as they are run by generators. These lights yield 110,000 lumens of light each and are 3 times brighter than halogen lamps

The site has mature trees along the boundaries with the neighbouring properties.

In addition to this there are lighting columns within the car park areas and along the entrance from Fernbank Road. These were granted permission with no restrictions on the hours of use.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

- Bracknell Forest Borough Local Plan Proposals Map designation: Green Belt

Bracknell Forest Borough Local Plan:

- EN20 which deals with design considerations in new development including impact upon the character of the area, and amenity of surrounding properties and adjoining area

- EN25 which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space

- GB1 which permits building in the Green Belt for agriculture, forestry, outdoor sport and recreation, cemeteries, replacement, alteration or extension to existing dwellings and domestic outbuildings, provided there is no adverse harm to the character of the Green Belt and road safety

Bracknell Forest Borough Core Strategy Development Plan Document:

- CS7 which seeks to ensure that developments are of high quality design.

The proposal lies within the area defined as Green Belt by the Bracknell Forest Borough proposals map. BFBLP policy GB1 states that approval will not be given for any new building unless it is acceptable in scale, form, effect, character and siting, would not cause road safety or traffic generation problems and is for one of the listed purposes.

Given the scale and nature of the proposed pitch, fencing and floodlighting and their proposed function it not considered they would cause unacceptable harm to the character of the Green Belt. They are therefore considered to be acceptable in principle.

In addition the NPPF states that the construction of new buildings within the green belt are not inappropriate where it supports the provision of appropriate facilities for outdoor sport, outdoor recreation..."

(2) Impact upon the character and appearance of the area

It is not considered that the proposed pitch, green powder coated fencing or flood lights would be readily visible from any public view points. Whilst the fencing is high, it is not solid and would therefore offer views through.

The proposal is development that would be in keeping with the character and appearance of the school buildings and grounds. As such it is not considered that the proposal would have a detrimental impact upon the character and appearance of the area subject to a consideration of floodlighting levels and hours of use.

(3) Effect on the amenity of neighbouring residential property

The proposed pitch is closest to neighbouring properties 1 and 2 Fernlea Cottages. The pitch would be 12.5m from the rear boundary of these properties and 80m from the dwellings themselves.

The proposed hockey pitch lies on the site of an existing grassed sports pitch and the use proposed would not be dissimilar to the existing level of usage. However regard must be had to the fact that the proposed pitch would be suitable for use in all weather, whereas the existing pitch can sometimes be unusable in poor weather conditions. As such there would be an intensification of use on site during these periods and therefore it is considered necessary to impose conditions to restrict the floodlighting and use. However when the weather conditions are not poor there would be no more detrimental impact upon the neighbouring properties over and above the existing situation in terms of noise.

There are existing floodlights run on diesel generators which can be positioned anywhere within the site for any length of time. These floodlights are non-directional 1000W.

The light spillage diagrams submitted show that there will be a degree of light spillage into properties along Priory Road. Orchard Cottage and Orchard House would be most affected with the last 14m of the 74m long gardens having light spillage of 2 to 10 lux. According to the Institution of Lighting Professionals (ILP) this is equivalent to a footpath light. The impact upon the windows of the property would be less than the 0.5m lux light from the moon.

In addition the Institution of Lighting Professionals (ILP) 'Guidance notes for the reduction of obtrusive light' sets out Environmental Zones ranging from 'E0 protected areas i.e. UNESCO reserves' to 'E4 Urban areas'. It is considered in this context that the site could be classed as 'E2 rural'. The guidance for exterior lighting schemes states that light intrusion into residential windows in these areas should fall below 5 lux until 11pm and then 1 lux thereafter. The proposal therefore complies with this guidance.

An external lighting consultant has assessed the details submitted by the applicant and has stated: "Abacus have made every effort to restrict the spill, have used tightly controlled fittings and they have accurately worked out the height of column they need. The area is an environmental zone E2 and they meet one class lower for an E1 which

is excellent. Abacus are leaders in sports pitch lighting and I believe the applicant has made every effort to use good quality equipment."

The existing use of the pitches is unrestricted and floodlights are currently used with no restrictions. Therefore it is considered that conditional approval would be an improvement on the existing situation as it would restrict the floodlighting hours and result in the mobile floodlights no longer being needed.

(4) Transport

The proposal does not increase the number of pupils or staff on site and would not impact upon the parking areas. As such the proposal would not trigger the need for additional car parking.

(5) Environmental Health

The Council's Environmental Health Team have raised concerns over the use of the pitch on a weekend due to the proximity to neighbouring properties. However as there are unrestricted existing pitches 5m closer to these properties it is not considered reasonable to restrict the weekend use over and above that proposed.

Conditions to restrict the hours of illumination and use are proposed to achieve the following which is considered to be acceptable by the Environmental Health Team:

- Restriction on floodlighting Monday- Friday 8am - 8.30pm
- Saturday restriction on use 8am - 5pm
- Sunday and Bank holidays- no use other than by school pupils and no floodlighting

(6) Trees

There are no protected trees on site; however the applicant has provided a tree protection plan indicating protective barriers to protect the screening along the boundary.

iv) CONCLUSION

It is considered that the proposal complies with the development plan and is of a nature in keeping with a school use. As such the proposed pitch, fencing and floodlighting are considered to be acceptable in principle.

The impact upon the character of the Green Belt is in this instance acceptable and the design and siting of the pitch is not considered to have an unacceptably harmful impact upon the character and appearance of the area.

The impact upon the residential amenities of neighbouring properties would not warrant a refusal given the current siting of the pitches and the current use of non directional mobile floodlights. The level of light spillage has been assessed by an external lighting engineer and is considered to be acceptable in this location.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:
Drg No UKS8503/2 received by LPA 30.05.2013,
Drg No NSLVS001 Location plan received by LPA 12.04.2013
Drg No NSLVS002 received by LPA 12.04.2013
Drg No NSLVS001 Location plan, Cross profile, front and side fencing and floodlighting elevations received by LPA 12.04.2013
Drg No NSLVS006 received by LPA 12.04.2013
Drg No NSLVS006b received by LPA 12.04.2013
Drg No NSLVS007 received by LPA 12.04.2013
Drg No SMW/LVS/MUGA/TPP/002 Location plan received by LPA 12.04.2013
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The 8no. 15m high lighting columns hereby permitted shall not be illuminated other than in accordance with the approved plans and details:
Drg No UKS8503/2 received by LPA 30.05.2013 and Drg No NSLVS001 Location plan, Cross profile, front and side fencing and floodlighting elevations received by LPA 12.04.2013
REASON: In the interests of the neighbouring property.
[Relevant Policies: BFBLP EN20 and EN15]
04. The sports pitch hereby approved shall not be illuminated after 8.30pm or before 8am on Mondays to Fridays and not after 5pm or before 9am on Saturdays. The sports pitch shall not be illuminated on Sundays or Bank Holidays.
REASON: In the interests of the neighbouring property.
[Relevant Policies: BFBLP EN20 and EN25]
05. On Sundays and Bank Holidays the sports pitch hereby approved shall be used only by current pupils and staff of The Licensed Victuallers School.
REASON: In the interests of the neighbouring property.
[Relevant Policies: BFBLP EN20 and EN25]

Informative(s):

01. 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.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk