

Unrestricted Report

ITEM NO: 10

Application No.

20/00742/3

Site Address:

Ward:

Binfield With Warfield

Date Registered:

27 October 2020

Target Decision Date:

22 December 2020

**Farley Wood Community Centre Turnpike Road
Binfield Bracknell Berkshire RG42 1FW**

Proposal:

Installation of 8 No. floodlights on 6 No. 10 metre high lighting columns to light existing tennis courts.

Applicant:

Mr Luke Dawson

Agent:

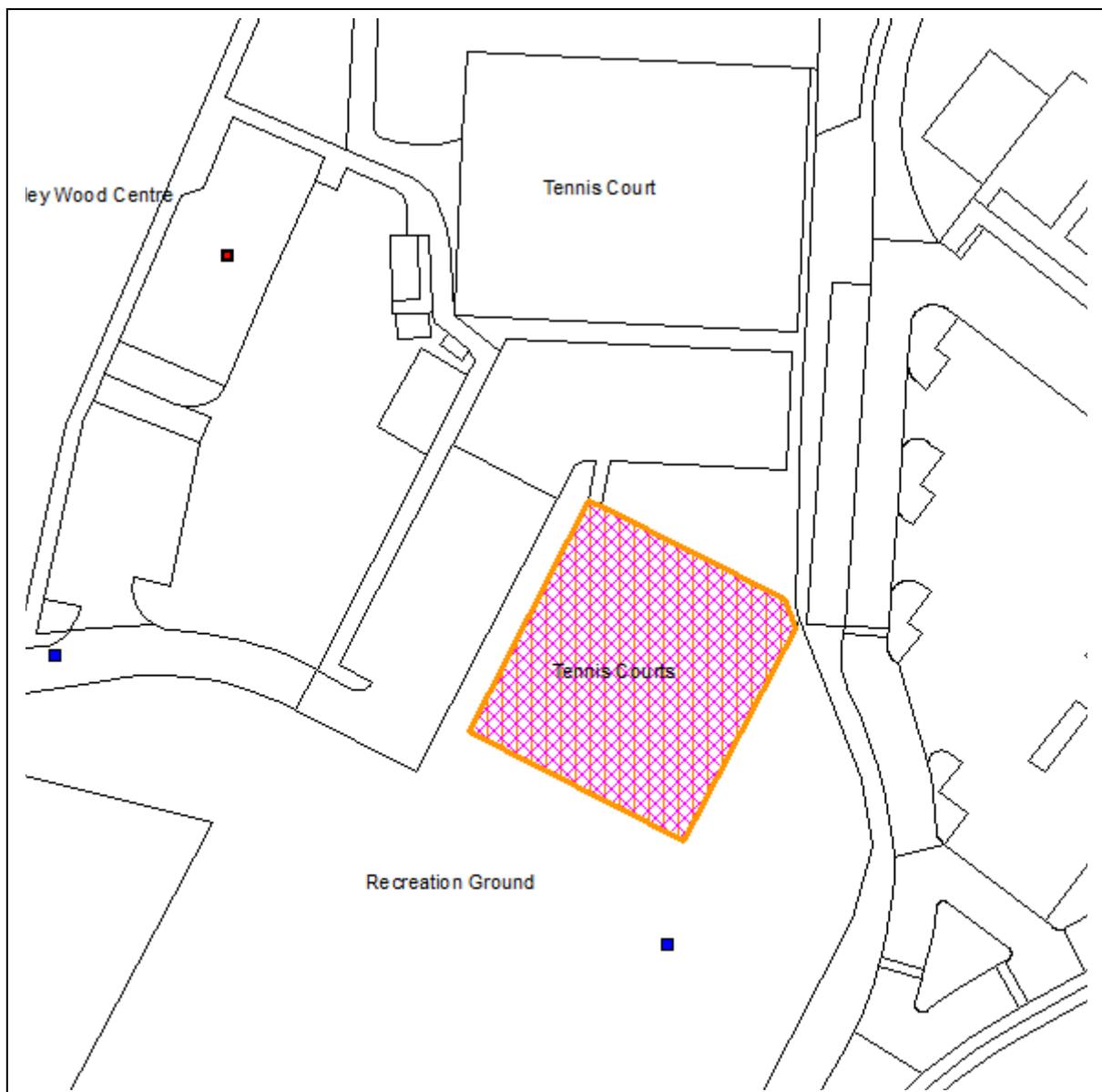
(There is no agent for this application)

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 The proposal is for the installation of 6no. 10 metre high lighting posts to illuminate 2 tennis courts.
- 1.2 The development would not result in an adverse impact on the character or appearance of the surrounding area, the amenities of the residents of the neighbouring properties or on biodiversity.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee as it is a scheme which the Director for Place, Planning and Regeneration is responsible for promoting.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 The tennis courts are located within the grounds of the Farley Wood Community Centre. The application site consists of recreational facilities including play areas, football pitches and tennis courts. The site benefits from a car park, and groups of protected trees are located within the application site.
- 3.2 The building to the east of the application site is an office building in association with the 3M complex.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

618733

Proposed Recreation centre, football pitches, tennis courts, road and parking facilities and associated landscaping involving creation of access to Turnpike Road. (section 106 agreement)

Approved 1993

621394

Erection of 3 no. lamps on 5 m columns

Approved 1995

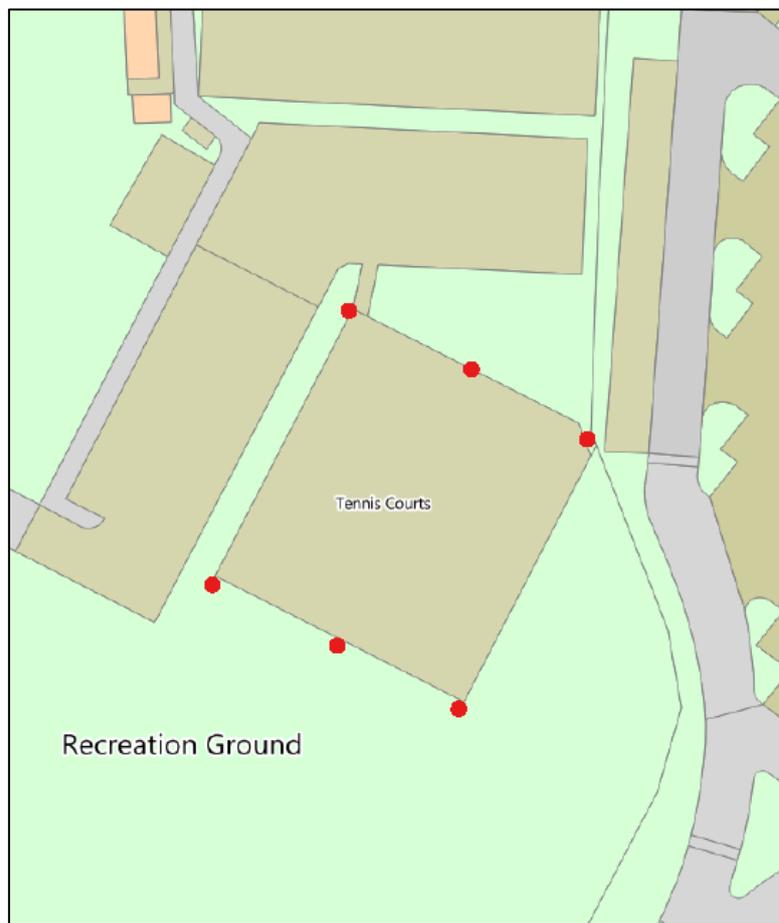
622003

Provision of 2no. tennis courts enclosed with 3 metre high mesh fence.

Approved 1998

5. THE PROPOSAL

5.1 The 6no. lighting posts are proposed to surround 2 tennis courts. There is an existing group of 3 tennis courts to the north which are currently illuminated, and this application proposes no change to this arrangement. The lighting posts would have a height of 10 metres. The corner posts would contain a single floodlight whereas the posts in the middle would contain 2 floodlights.



6. REPRESENTATIONS RECEIVED

Binfield Parish Council

6.1 No objection raised, however a request was made to restrict the timing of the lights to be consistent with the residential nature of the area and not be excessive.

Other Representations

6.2 No objections have been received from the occupants of neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health

7.1 No objection

Biodiversity

7.2 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD CP1 of the SALP	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN20 and EN25 of the BFBLP	Consistent
Biodiversity	EN15 of the BFBLP	Consistent
Recreation	CS8 of CSDPD	Consistent
Other publications		
National Planning Policy Framework (NPPF) 2019		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Biodiversity Implications

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring occupiers, etc. These matters are assessed below. Both policy CS8 of CSDPD and Section 8 of the NPPF support the improvement of recreational facilities. In this case the proposal would enable the increased use of the tennis courts and therefore the recreational facilities at the site would be enhanced by the provision of suitable lighting. As such the proposal is considered acceptable in terms of the NPPF and policy CS8 of CSDPD.

ii. Impact on Character and Appearance of Surrounding Area

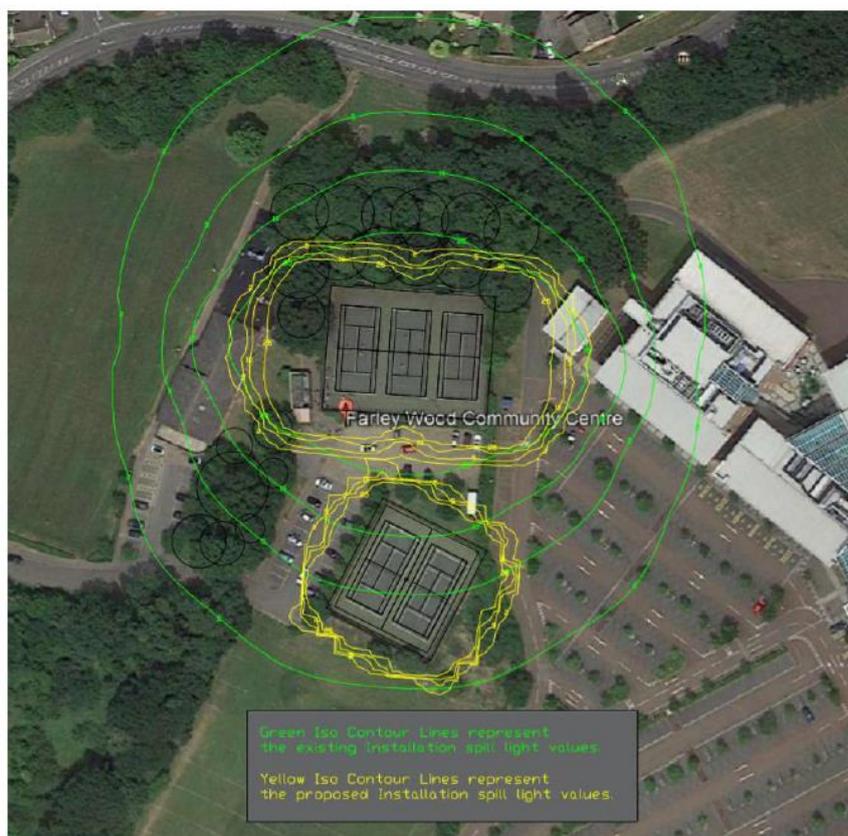
9.3 The proposed lighting poles would have a height of 10 metres. Due to the dense and tall vegetation surrounding the site, the floodlights would be well screened from Turnpike Road and would not appear prominent to the surrounding residential properties. The lighting spill would be sufficiently restricted that the lighting poles would not appear prominent when lit when viewed from public vantage points.

iii. Impact on Residential Amenity

9.4 The separation distance of the proposed lighting poles to the nearest residential properties is approximately 125 metres. There is dense vegetation sited between these properties and the application site.

9.5 The lighting spill from the proposed lights would be directed no further than the existing halogen lighting on site. The light spillage can be seen on the following plan (please note that the lighting shown on the 3no. northern tennis courts do not form part of this

application, the green lighting spread is the existing lighting of the tennis courts, which would not be removed as part of this application).:



9.6 The predicted lux spill would be well within the recommended limits for external lights and it is therefore considered there would be no adverse impact on the residential amenity of the occupiers of the neighbouring properties.

iv. Biodiversity Implications

9.7 This site is located adjacent to a small woodland which provides an important green infrastructure feature connecting to Farley Copse Local Wildlife Site (and ancient woodland) in the north with other habitat areas in the south. The woodland extends along the northern boundary of the tennis courts and along the western side with a small gap for the community centre and continues to the south. Their importance is also reflected in the Tree Preservation Orders on those areas.

9.8 The light spillage plan shows a minimal increase in the level of lighting in the southern corner of the tennis courts, which would not reach the trees to the west.

9.9 The technical specification for the lighting indicates it is within the 'warm white' range of colour temperature which helps to reduce the impact on both biodiversity and on light spill.

9.10 The ecological consultant has reviewed the proposals and recommended a timer system to avoid residual impacts on more light sensitive species, and it is recommended that these timings are restricted by condition to be not illuminated after 21:30 hours or before 08:00 hours any day.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the surrounding area. The development would not result in an adverse impact on the residential amenity of the neighbouring occupiers or biodiversity. It is therefore considered that the proposed development complies with 'Saved' policies EN15, EN20 and EN25 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to 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 and other submitted details, received 27.10.2020:
Location and Site Plans
Block Plan
Block and Elevation Plan (Rev 2)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The 6no. 10m high lighting columns and associated floodlights hereby permitted shall not be illuminated other than in accordance with the following approved plans and details, received 27.10.2020:
Amended Optivision LED GEN 3.5
Highlights Floodlighting Ltd Performance Results
REASON: In the interests of the neighbouring properties and biodiversity.
[Relevant Policies: BFBLP EN20 and EN15]
04. The lighting columns hereby permitted shall not be illuminated before 8am or after 9:30pm on any day.
REASON: In the interests of the neighbouring properties and biodiversity.
[Relevant Policies: BFBLP EN20 and EN15]

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.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Time limit
 2. Approved plans
 3. Levels of illumination
 4. Hours of operation

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.