

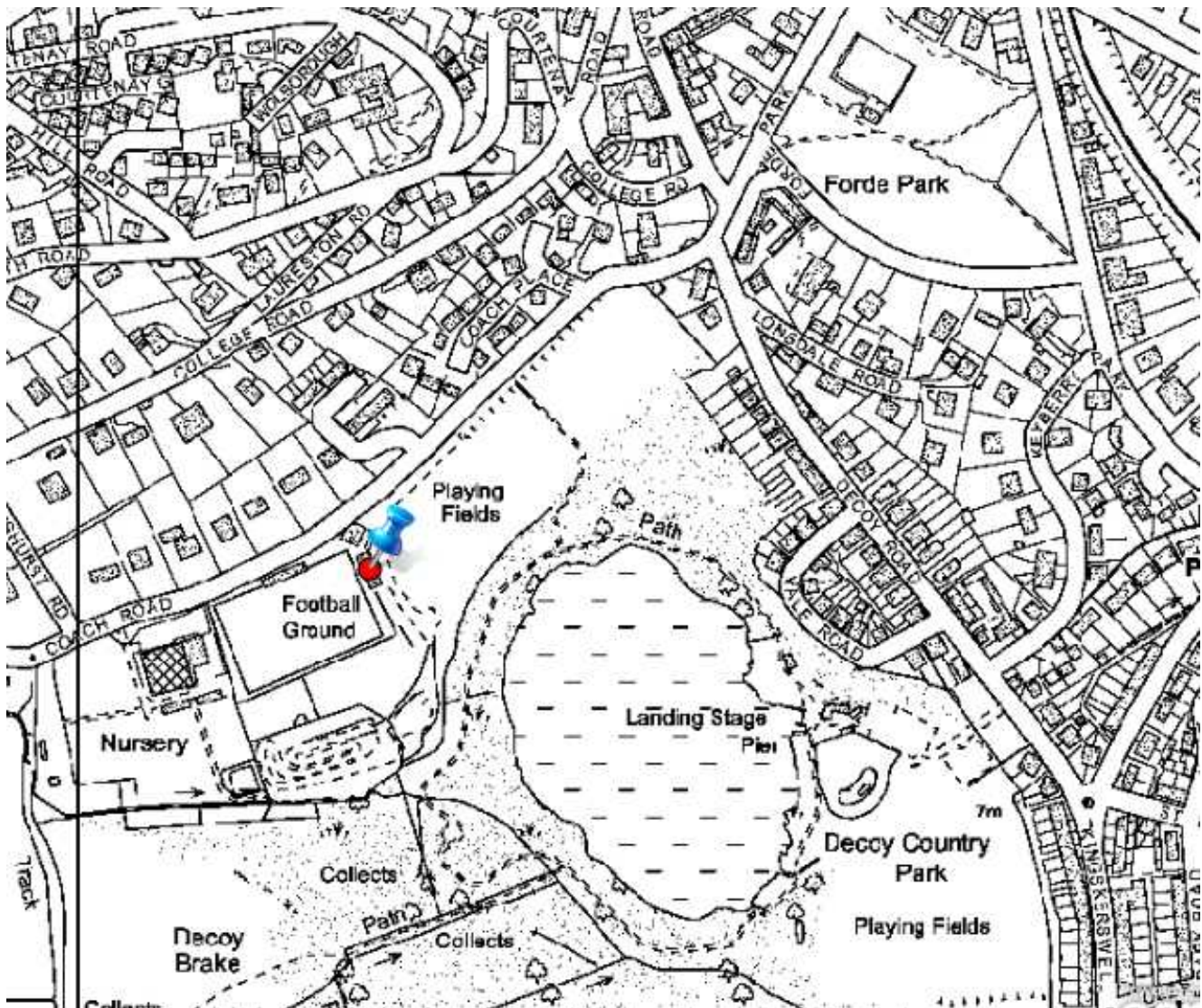
PLANNING COMMITTEE REPORT

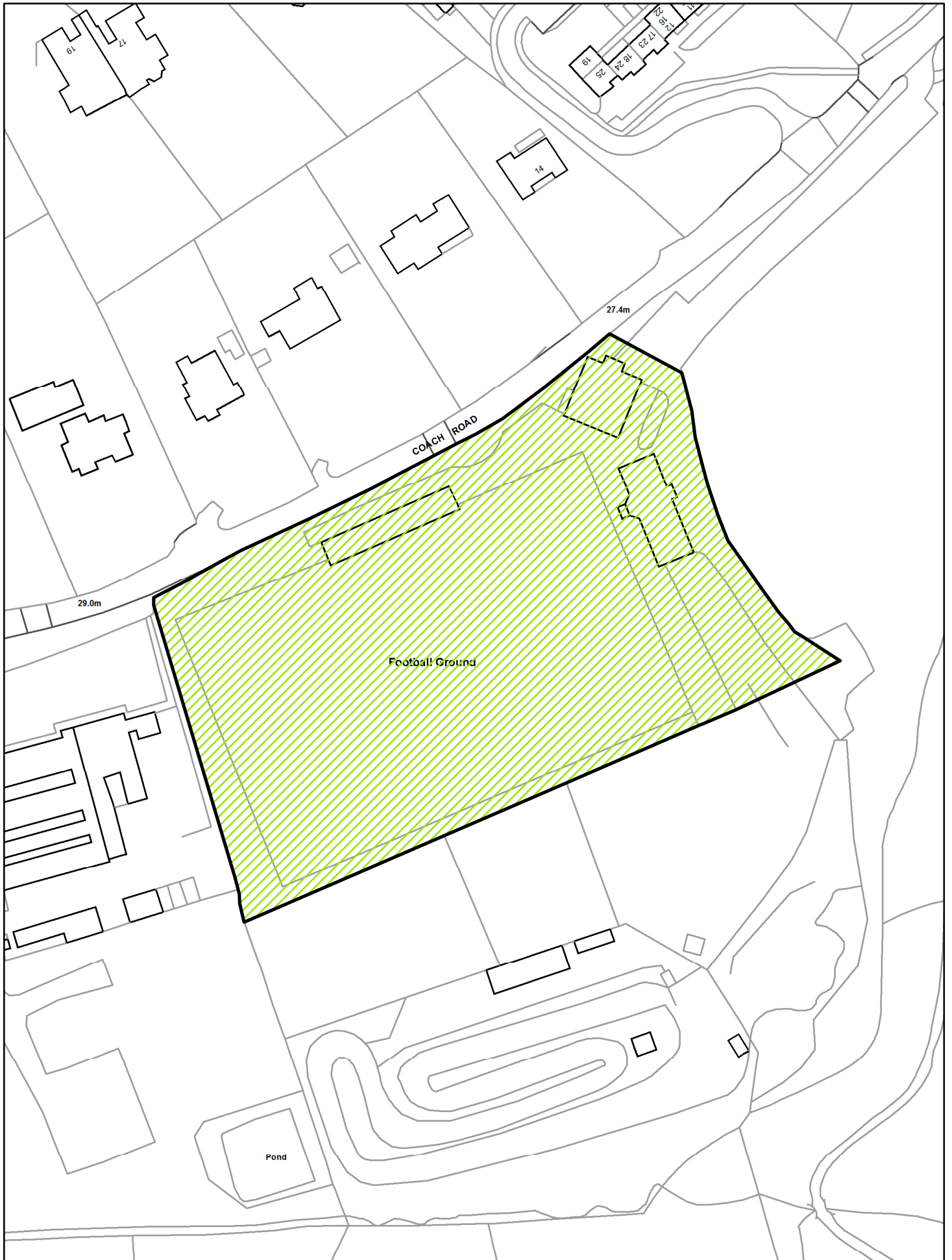
19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/01503/VAR - Devon County Football Association, Coach Road - Variation of condition 2 on planning permission 92/0437/01/3 to accommodate the revised low energy lighting system	
APPLICANT:	Devon County Football Association	
CASE OFFICER	Nicola Turner	
WARD MEMBERS:	Councillor Pilkington Councillor Jones	College
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/01503/VAR&MN	





1. REASON FOR REPORT

The site is owned by Teignbridge District Council

2. RECOMMENDATION

PERMISSION BE GRANTED subject to conditions addressing the following matters:

1. Development to proceed in accordance with the approved plans
2. The lights and associated fittings shall be installed and retained in accordance with the approved details in perpetuity and, prior to use achievement of Environmental Zone 1 at the closest residential frontage shall be demonstrated
3. The lighting system shall be automatically controlled with a timer which turns the lighting system off outside of the operational hours. This shall be fitted prior to the new lights being first brought into use.
4. The lighting system shall only be used between the following hours:
 - Three nights out of Monday-Friday 09:00-21:45
 - Saturday and Sundays 09.00-19.00
 - Not at all on Bank Holidays.
5. The source of the illumination from the floodlights shall be directed on to the pitch away from nearby residential properties and the adjacent highway, to the satisfaction of the Local Planning Authority.
6. The office hereby permitted shall only be occupied by the DCFA
7. The use of any amplification system installed on the site shall be restricted to announcements only and shall not be used for music

3. DESCRIPTION

- 3.1 The application site relates to a football pitch which is located within the Devon and Cornwall Football Association grounds on Coach Road. The alterations to the grounds and the original installation of floodlighting were approved under application 92/00437/FUL - New offices, meeting room, dressing rooms, new spectator stand and new floodlights to existing football pitch.
- 3.2 To the north of the pitch are residential properties on the northern side of Coach Road, and to the south lie the skate park and Decoy Park. To the immediate east is the parking area for the pitch.
- 3.3 The pitch is currently floodlit with lighting that is in accordance with the details previously approved under application 92/00437/FUL. The lighting columns in place are 15 metres high. The original permission allowed the lights to be used between the hours of 09:00 and 21:45 daily.
- 3.4 The pitch is for use by the Devon and Cornwall Football Association as well as providing a facility for the wider community.

- 3.5 This application seeks permission for new lighting units and associated rear cowlings which look to reduce the amount of light spill and glare when compared with that which the current units would create with new bulbs fitted. New bulbs could be fitted to the existing lighting units without the need for planning permission.
- 3.6 The current proposal is for 4 lighting units with two flat glass LED units and 4 with three flat glass LED lights.
- 3.7 The applicant has suggested the following condition should be applied to minimise any impact on residential amenity arising from the installation of new lighting columns:

“The lighting system shall only be used on training level between the following hours: Monday–Friday 09:00 - 21:45, Saturdays and Sundays 09.00–19.00 and not at all on Bank Holidays. The floodlighting can be used on match level between the following hours: for a maximum of 4 nights per week Monday–Friday 09:00-21:45, Saturdays and Sundays 09.00–19.00 and not at all on Bank Holidays. Lighting to only be used if there is poor light conditions and when the pitch is in match/training use.”

- 3.8 This condition is not considered to be sufficiently precise to be realistically enforceable. Officers have worked together with the Environmental Health team to carefully review recent planning decisions, the site specific circumstances and the current planning permission in considering what might be a reasonable condition to apply to any permission issued through this application. The information submitted in support of the application suggests that the conditions set out above are capable of being achieved at the site and it is therefore reasonable to grant planning permission, subject to these controls. This is reflected in the recommendation above.
- 3.9 Comments have been made by local residents regarding the potential for a detrimental impact on bats. The site does not, however, fall within any identified strategic flyways or sustenance zones associated with protected bats and the nature of the application does not require survey work. The wider area is also well lit with streetlights and road lights. The proposed replacement lights seek to reduce light spill and glare from the floodlights and it is therefore not considered that the current proposals would result in any unacceptable harm to any wildlife within the area.
- 3.10 As a reminder, Members should be aware that there is an existing planning permission including floodlighting granted under reference 92/00437/FUL. The current application seeks to amend the approved plans for that existing permission. If Members were to refuse this application (or impose unreasonable or overly restrictive conditions) the existing permission would still be in place and the applicants could choose to install new bulbs in the existing light columns. The current application seeks to provide a form of lighting that will result in less impact on the occupiers of surrounding properties than upgrading the existing lighting.
- 3.11 Conditions are recommended in line with the Environmental Health Officer’s comments to ensure that the impact of the lighting on surrounding residential properties is at an acceptable level and allows the games pitch to be used and to deliver positive health and well-being outcomes for the community. The conditions would also reduce the approved hours of operation of the floodlights from the

original permission. It is therefore considered that the proposals will provide an acceptable balance between residential amenity and community benefit. The recommendation is that permission should be granted.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013 – 2033

S1A (Presumption in Favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Design)

S11 (Pollution)

EN5 (Heritage Assets)

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environmental Health Officer - All lighting sources shall be directed downwards or otherwise shielded so as to keep direct light and glare confined to the site boundary. The sport lighting fixture should be equipped with glare shields and cut off louvres for glare and spill light control.

The details submitted show the lighting system would be the equivalent of an Environmental Zone E1 (intrinsically dark landscape) as per the recommendations of the institution of lighting professionals in the guidance notes for the reduction of light pollution, 2011.

At the completion of the project, the lighting system should be aimed and commissioned to stop glare and to limit spill on the areas outside the site boundary. Additional shields are likely to be added at this stage of the project to further reduce the amount of glare and spill to the environment/neighbouring homes. The floodlights shall be inspected by a competent engineer to ensure that there is minimal impact at neighbouring homes and confirmed acceptable by the planning department before first being brought into use and shall be retained as inspected thereafter.

Once commissioned the use of the lighting system should be automatically controlled with an automatic timer which turns the lighting system off outside the operational hours.

The lighting system shall only be used a maximum of three days per week between the following hours: Monday–Saturday 09:00-21:00, Sundays 09.00–18.00 and not at all on Bank Holidays. Flood lighting to only be used if there is poor light conditions and when the pitch is in match/training use.

Biodiversity Officer - The lux contour maps show that the proposed lighting system will reduce the level of light spill falling on the hedge to the west of the pitch and the trees to the east of the pitch (from 100 lux at present to 20-50 lux proposed).

However, it will increase the light spill on the Coach Road hedge to the north and the orchard hedge to the south (with greater lengths illuminated to 50+1 lux)

Currently all the hedges are illuminated well above the levels tolerated by light-averse protected species. On balance the proposal may result in an overall slight improvement for other species, with an overall slight darkening of wildlife features close to the pitch.

6. REPRESENTATIONS

One letter of comment received raising the following planning-related matters relevant to the considerations of this application:

1. Restrictions on hours of use required
2. Impact upon the bats using the hedgerows

7. TOWN COUNCIL'S COMMENTS

The Committee raised no objection subject to the issue of light spillage and the conditions on operating hours being maintained.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place