

Application Number	12/0058/FUL	Agenda Item	
Date Received	31st January 2012	Officer	Robert Mason
Target Date	27th March 2012		
Ward	Coleridge		
Site	Coleridge Community College Radegund Road Cambridge Cambridgeshire CB1 3RJ		
Proposal	Retrospective application for replacement of floodlights around the Multi-use games area.		
Applicant	Mr D Grant Coleridge Community College Radegund Road Cambridge Cambridgeshire CB1 3RJ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Coleridge Community College is located on the northern side of Radegund Road in the south east of the city. The games court is sited north of the main college buildings and west of Ridgefield Primary School and is surrounded by high fencing to stop balls escaping.
- 1.2 The site has extensive playing fields to the north of the College buildings which adjoin a residential area of either terraced or semi-detached houses with long and narrow rear gardens.
- 1.3 The site is located within the Cambridge Airport Public Safety Zone and a Controlled Parking Area. It is not located within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application is retrospective and proposes the replacement of previous flood lighting to a multi-use games area with those currently on site. Plans have been submitted showing the location of trees between the games court and the nearest houses. The plans show that the houses are a minimum of 41 metres away from the games court, and that the 8 floodlights involved are 8.7 metres to the underside of the lights.

2.2 The following times are proposed for the floodlights to be switched on:

Mondays 6pm – 10.15pm

Tuesdays 6pm – 9.40pm

Wednesdays 6pm – 10.15pm

Thursdays 6pm – 9.30pm

Fridays 6pm – 7.30pm

2.3 In an Email, the applicant states that in the past students broke into switch cupboard and left the lights on after using games court. It is understood that a second door to the cupboard has now been installed for security, and that it is intended to fit an automatic timer to avoid misuse. The games court is available for booking to outside groups and individuals.

2.4 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans
3. Specifications

2.5 The application was submitted to the Local Planning Authority following a complaint from residents to the Enforcement Team. It is understood that the present floodlights were erected about 3 years ago. A previous similar application made last year was withdrawn for insufficient information.

2.6 The application is on the agenda at the request of Councillor Owers so that the application can be examined in relation to policies 8/13, 4/13, and 4/15 of the Cambridge Local Plan.

3.0 SITE HISTORY

Reference	Description	Outcome
C/85/1021	Installation of 4 no. x 10 metre high floodlighting columns to existing hard surface sports area.	Approved.
11/0807	Replacement of floodlights around multi use games area.	Withdrawn

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

SS1: Achieving Sustainable Development
ENV7: Quality in the Built Environment

5.3 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/11 The design of external spaces
4/2 Protection of Open Space
4/13 Pollution and amenity
4/15 Lighting
6/2 New leisure facilities
8/13 Cambridge Airport Public Safety Zone

5.4 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction

5.5 Material Considerations

Central Government Guidance

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection.

6.2 Head of Environmental Services

Evening site visit carried out. Lights noted as very bright at the boundary of the site, but difficult to ascertain if they would be considered a statutory light nuisance nor affect the amenity. Applicant suggested 21.30 finish time from next season was possible. Tamper-proof switch now fitted.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 89, Hobart Road
- 80, Hobart Road

7.2 The representations can be summarised as follows:

- The site is subject to restrictions relating to airport safety
- Noise late in the evening
- No lighting and acoustic assessments
- Accusation that residents dump rubbish in the alleyways is refuted.
- Wider consultation with residents is required
- Insufficient information to determine whether the proposed lighting is the minimum necessary
- Under Policy 4/15b) the amount of light spillage should be assessed. The impact on nearby houses varies depending on whether the intervening trees are in leaf, and whether the lights are left on after use.
- Under Policy 4/15c) Impact on residents not considered
- Conditions proposed requiring compliance with a code of conduct, and more restricted hours of operation.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Third party representations

Principle of Development

8.2 The principle of floodlighting and the appropriateness of such development on this site have already been generally accepted by the granting of the permission C/85/1021 by the County Council without any planning conditions.

8.3 The application site is located within an area of Protected Open Space identified in the Local Plan under policy 4/2, and so there is general support for recreation within this area.

8.4 Cambridge Local Plan 2006 policy 6/2 states that development involving the improvement of a leisure facility will be permitted if it improves accessibility to facilities but is subject to various constraints, such as avoiding undue intrusion to the immediate locality. Hence this policy provides conditional support for the proposal.

8.5 Regarding policy 8/13 of the Cambridge Local Plan which concerns the Airport Public Safety Zone, it is considered that the proposed development would not lead to any intensification of the use of the existing games court having regard to the proposed conditions limiting the operation of the floodlights, and therefore there is no conflict with the policy.

8.6 In my opinion, the principle of the development is acceptable and in accordance with Local Plan policies 4/2, 6/2 and 8/13.

Context of site, design and external spaces

8.7 The games court is surrounded by high fencing and it is understood that it has been illuminated by floodlights for over 20

years. It is located adjacent to the Ridgefield Primary School and Coleridge Community College, which substantially screen the houses to the east and south from the floodlights. The playing field to the north is allocated in the Cambridge Local Plan as an area of Protected Open Space. The nearest house on Hobart Road is 41 metres away to the west, although there are deciduous trees in between. Houses to the east are at least 115m distant, and shielded to some extent by the school. I do not consider that notification in this direction was necessary. The 8No. proposed floodlights are 8.7 metres high.

- 8.8 It is considered that the appearance of the floodlights is satisfactory given this context, and thus complies with policies 3/4 and 3/11 of the Local Plan.

Residential Amenity

- 8.9 The 4 original floodlights were 10 metres high, and the planning permission granted by the County Council in 1986 did not restrict their hours of operation. This compares with the 8No. floodlights currently under consideration, which are 8.7 metres high. If permission was granted for these floodlights conditions could be attached restricting their hours of operation.
- 8.10 Whilst no technical appraisal of the lighting has been received to compare the relative impact on nearby residents, it is considered that the impact of the existing floodlights can be adequately judged from an evening site visit by the Environmental Health Officer, and a lighting assessment is not required.
- 8.11 Hence having regard to the advice of the Environmental Health Officer quoted above, it is considered that planning permission should be granted subject to conditions restricting the hours of operation.
- 8.12 The application is only for the retention of the floodlights and not for the use of the games court, which operates without floodlighting during the summer. It is considered therefore that an Acoustic assessment is not required and that any code of conduct would only be advisory and not enforceable. Regulation of the hours of operation of the floodlights would however

reduce the amount of noise generated in the evening during the winter.

8.13 I do not consider that the allegations regarding the deposit of rubbish in alleyways is relevant to this application.

8.14 Accordingly, it is considered that the application complies with Local Plan policies 4/13 and 4/15.

Third Party Representations

8.15 I have addressed the issues mentioned in Paragraphs 8.7, 8.9, 8.10, 8.12 and 8.13 above.

9.0 CONCLUSION

9.1 In principle, the installation of replacement floodlighting at the site is acceptable given the previous planning permission and the existence of floodlighting on site for sometime.

9.2 Efforts have been made to obtain outstanding information however it is considered that because the floodlights are already in use, a credible appraisal of the impact can be made based on a site visit. Hence it is considered that this lack of documentation should not prevent a decision being made in this instance.

9.3 In view of the above arguments and particularly the views of the Environmental Health Officer, it is considered that the application complies with Local Plan policies 4/13, 4/15 and 8/13. Planning permission should therefore be granted subject conditions, including the installation of a secure automatic timer switch and the restriction of the operation of the floodlights after dark to week nights only up to 9-30pm.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The floodlights hereby approved shall be switched off when the games court is not in use unless the local planning authority gives written consent to any variation. There shall be no operation of the floodlights at any time on a Saturday or Sunday throughout the year, and only on a Monday to Friday between the hours of 6pm and 9-30pm.

Reason: To protect the amenities of nearby residents (Cambridge Local Plan 2006 Policy 4/13 and East of England Plan 2008 policy ENV7)

2. Full details of a secure automatic timing switch shall be submitted to and approved in writing by the local planning authority within 1 month of the date of this permission and the scheme shall be implemented within 3 months of the date of this permission to the satisfaction of the local planning authority.

Reason: To protect the amenities of nearby residents (Cambridge Local Plan 2006 Policy 4/13 and East of England Plan 2008 policy ENV7)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/11, 4/2, 4/13, 4/15, 6/2 and 8/13.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

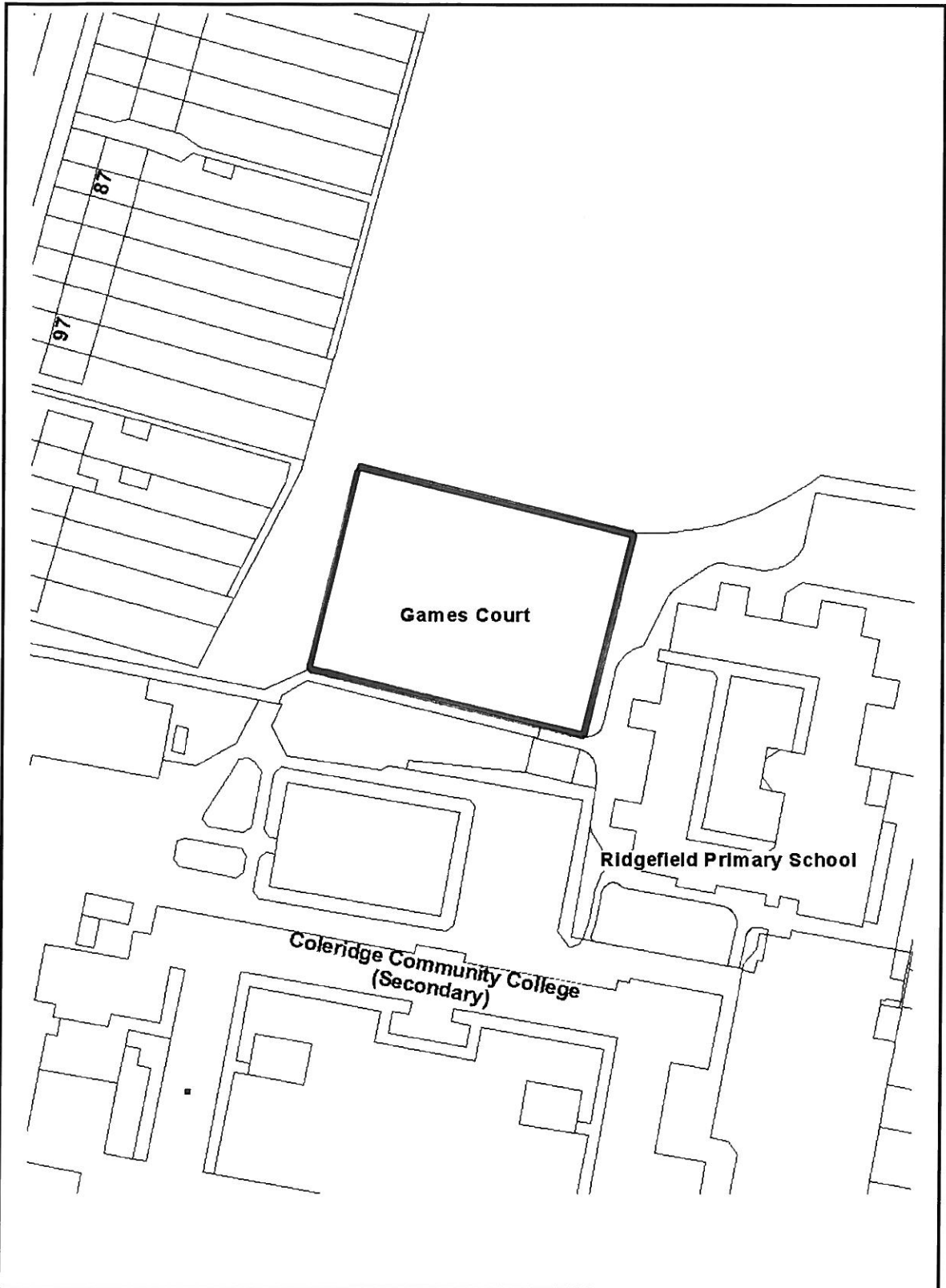
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses [exempt or confidential information]
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at: www.cambridge.gov.uk/planningpublicaccess or by visiting the Customer Service Centre at Mandela House.



12/0058/FUL

Coleridge Community College Rade Gund Road Cambridge

SPECIFICATIONS



HOUSING
Extruded Aluminium - Mitred, Welded and Silicone Sealed.

DOORFRAME
Extruded Aluminium - Gasketed - Positive Lock-Aluminium Piano Hinge.

LENS
Tempered Clear Glass - Rear Aluminium Light Baffle - Gasketed.

REFLECTOR
Specular aluminium multi-sided, with minimum 0.55 m of reflecting surface - swing down and latch design.

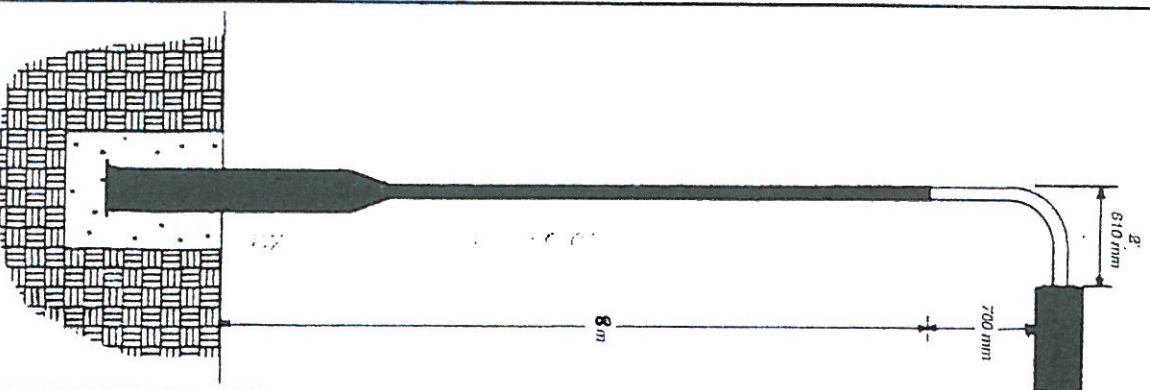
BALLAST
Regulated Auto Transformer - High Power Factor.

LAMP TYPE
1000 Watt Metal Halide. Average rated lamp life 12000 hours (10 hours per start).

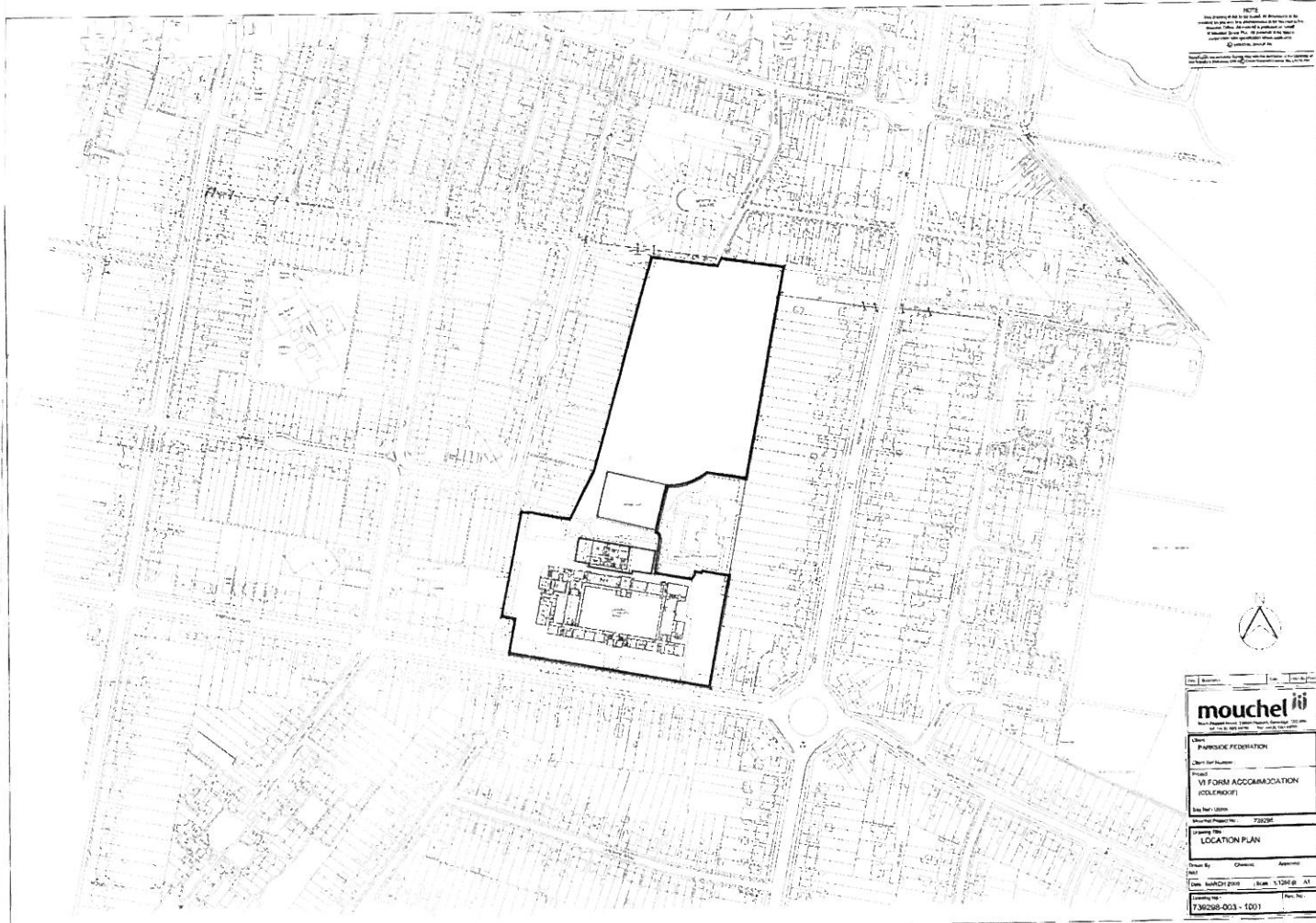
SIZE
635 x 635 x 305mm.

WEIGHT
28kg.

FINISH
Chemically cleaned, primed, painted and baked enamel. Hollybush Green.



NOTA
 This drawing is the property of Mouchel and is not to be used for any other purpose without the written permission of Mouchel. It is not to be used for any other purpose without the written permission of Mouchel. It is not to be used for any other purpose without the written permission of Mouchel.



mouchel	
Client: FAIRFORD FEDERATION	
Project: 18 FORM ACCOMMODATION (SOLDIERIES)	
Drawing Title: LOCATION PLAN	
Drawn By: CHEN	Approved: [Signature]
Date: MARCH 2008	Scale: 1:200 @ A1
Drawing No: 736288-003 - 1001	