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| Application Number | 12/0058/FUL | Agenda Item | |
| Date Received | 31st January 2012 | Officer | Tony Collins |
| 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 | | |

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| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <p>The principle of floodlighting at this site is already established.</p> <p>The hours of operation of the lights and their secure control, can be addressed by condition.</p> <p>Compliance with acceptable levels of luminance to avoid harm to residential amenity can also be secured by condition.</p> |
| RECOMMENDATION | APPROVAL |

A.0 INTRODUCTION

A.1 This application was previously brought before East Area Committee on 12th April 2012. Committee deferred a decision on the application pending the provision of additional information.

- A.2 Since the last Committee meeting, the applicants have clarified exactly the hours of use of the lights which they seek. The applicants have also submitted a plot showing lux levels of expected light spillage, on which the Environmental Health team have commented.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Coleridge Community College is located on the northern side of Radekund 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 high to the underside of the lights.
- 2.2 The College now seeks permission for the floodlights to be switched on:
- Weekdays: 8am –10pm
Saturdays and Sundays: 9am to 6pm
- 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 outside the hours pupils are in the college.

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

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

| PLAN | POLICY NUMBER |
|---------------------------|-----------------------------|
| East of England Plan 2008 | ENV7 |
| Cambridge Local Plan 2006 | 3/1 3/4 4/13 4/15 6/2 |

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

| | |
|----------------------------------|---|
| Central Government Guidance | National Planning Policy Framework March 2012 Circular 11/95 |
| Supplementary Planning Documents | Sustainable Design and Construction |
| Material Considerations | <u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) |
| | <u>Citywide:</u> Open Space and Recreation Strategy |

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection.

Head of Environmental Services

Original comments

- 6.2 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 or affect the amenity. Applicant suggested 21.30 finish time from next season was possible. Tamper-proof switch now fitted.

Additional comments following submission of lighting assessment

- 6.3 According to plans submitted, from the edge of the sports pitch on the western side to the common boundary with residential properties is approximately 9m, and to the wall of the nearest residential property is 42m. The predicted light spillages provided show lux levels on the ground at 9 m to be 50 lux and levels from 9m-42m diminishing from 50 lux to zero.
- 6.4 The Institute of Lighting Engineers have produced guidance notes for the Reduction of Obtrusive Light, dated 2005, which gives obtrusive light limitations for exterior lighting installations depending on the Environmental Zone the location is in. Coleridge Road/Radegund Road can be described as an urban area and therefore according to this guidance is within zone E3. Therefore the guidance recommends lux levels pre 2300 hours to be no more than 10 lux. However these recommendations are for lux levels that hit the central surface of a window, not the ground, and do not take into account any vegetation / outbuildings which could provide shielding to the lights.
- 6.5 Based on the graph provided it could be concluded the amount of obtrusive light at the boundary of the site at ground level is high, whereas at ground level adjacent to the nearest residential property they will be low. It is unclear what the lux levels will be on the surface of windows at 1st floor level (vertical illuminance). In light of this, the applicant may wish to consider mitigation for the lights such as reducing the wattage of the bulbs.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses made representations on the original application:

- 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 owners/occupiers of the following addresses have made representations on the additional details supplied:

- 89, Hobart Road

7.4 The representations can be summarised as follows:

- light spillage plot submitted does not constitute a proper lighting assessment
- hours should be limited as in the conditions originally proposed
- approved hours of use should not extend beyond 9.30pm (to be consistent with approvals elsewhere in the city).

7.5 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 is granted for these floodlights conditions could be attached restricting their hours of operation.
- 8.10 A predicted light spillage plot has now been submitted, and has been assessed by the Environmental Health Officer (EHO). The EHO suggests that the plot indicates expected lux levels at ground level at the nearest wall of the nearest house would be low, but she cannot judge from the plot submitted how high the lux level at first-floor window height would be, and she suggests that the applicants might wish to reduce the wattage of the bulbs fitted in order to safeguard residential amenity.
- 8.11 This advice does not appear to me to give sound grounds for refusing the application, since it seems that the potential lux level at first-floor height would at worst be only slightly above what is acceptable, and the issue could be resolved by a reduction in light wattage. In my view, the issue is best addressed by a condition requiring the submission of a predicted lux level at first floor height, and, if that level is shown to be unacceptable, a reduction in the wattage of the floodlight bulbs.
- 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. The impact of noise in the summer months is beyond the scope of conditions which can be attached if this application is permitted, because it relates only to the lights, and not to the hours of activity at the college.

- 8.13 I note the urging in representations that the later limit of illumination in the evening should be no later than 9.30pm, in order to maintain consistency with approvals elsewhere. Planning application approvals for floodlighting in the city have specified a number of different approved hours of illumination, which is unsurprising, because the circumstances of each site are different. However, it appears to me that the best comparable case is the permission for the artificial, turf pitch at Chesterton Community College (08/1623/FUL) where the relationship with neighbouring houses and the pattern of activity under the floodlights are both reasonably similar. In that case, illumination is limited by condition to 9.30pm on Mondays to Thursdays and 10.30pm on Fridays.
- 8.14 The present application does not seek illumination beyond 10pm, so it seems reasonable to me that conditions should limit it to that time on Friday, and 9.30pm on Mon-Thurs, in order to be consistent with the situation at Chesterton. Use at weekends should be limited to the earlier times sought by the applicant.
- 8.15 I do not consider that the allegations regarding the deposit of rubbish in alleyways are relevant to this application.
- 8.16 Accordingly, it is considered that the application complies with Local Plan policies 4/13 and 4/15.

Third Party Representations

- 8.17 I have addressed the issues mentioned, both originally, and subsequent to the submission of revised hours and light spillage plot, in Paragraphs 8.7 and 8.9 to 8.14 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 The submission of a light spillage plot has enabled a better assessment to be made of likely light impact. It is my view that the remaining uncertainty can be addressed by condition.
- 9.3 Planning permission should be granted, subject to conditions, including the installation of a secure automatic timer switch, an assessment, and if necessary, subsequent mitigation of, lux levels at first-floor window height in nearby houses and the restriction of the illumination of the floodlights to 9.30pm on Mondays to Thursdays and 10pm on Fridays.

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. The floodlights shall not be illuminated except between the hours of 0800-2130 on Mondays to Thursdays, 0800-2200 on Fridays, and 0900-1800 on Saturdays and Sundays .

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 a scheme of use employing the approved secure switch 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)

3. Within 56 days of the date of this permission, an assessment of lux levels created at first-floor window level on the nearest wall of the nearest residential building to the games court by the floodlights hereby permitted shall be submitted to the local planning authority. In the event that this assessment shows lux levels at this point higher than those recommended in the guidance notes of the Institute of Lighting Engineers, the floodlight bulbs shall be replaced with bulbs of a sufficiently low wattage to bring the lux level at first floor height at this point within the recommended limits.

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.

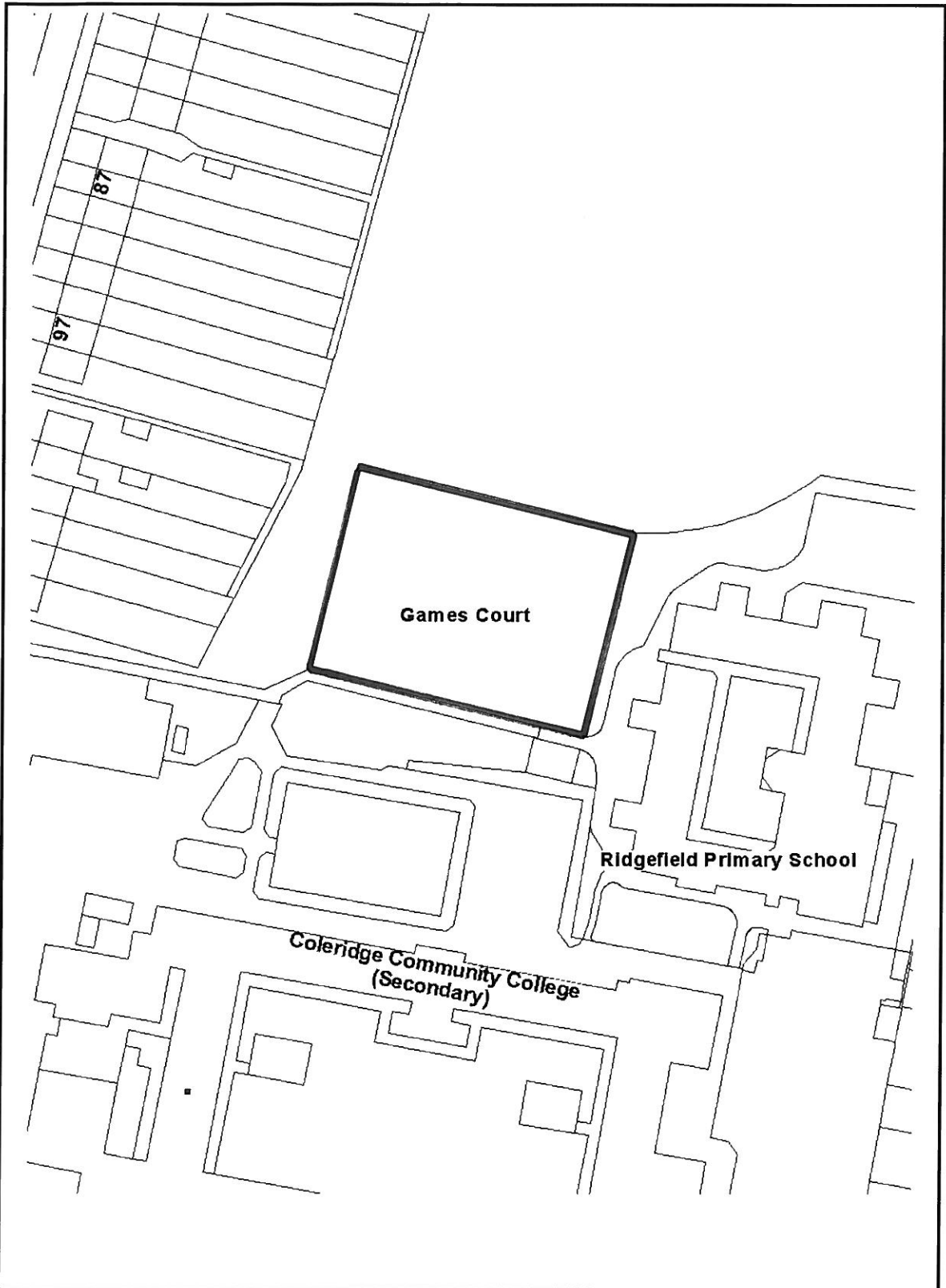
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

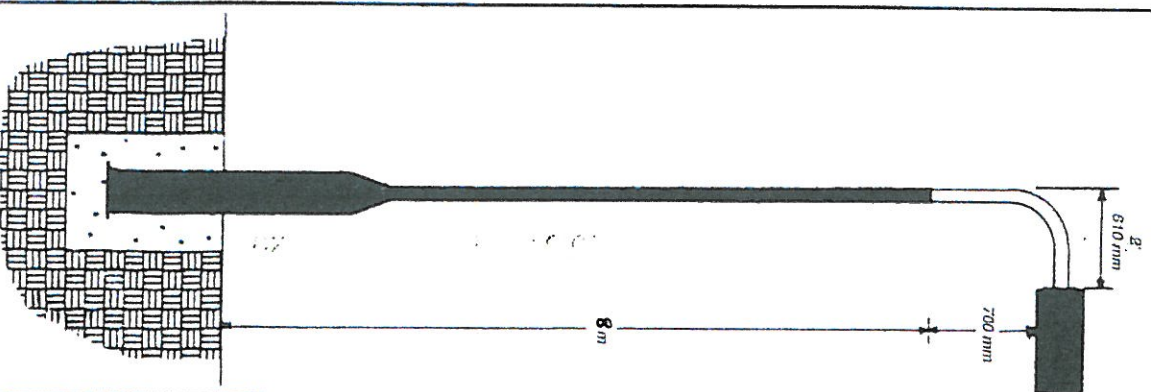
BALLAST
Regulated Auto Transformer - High Power Factor.

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

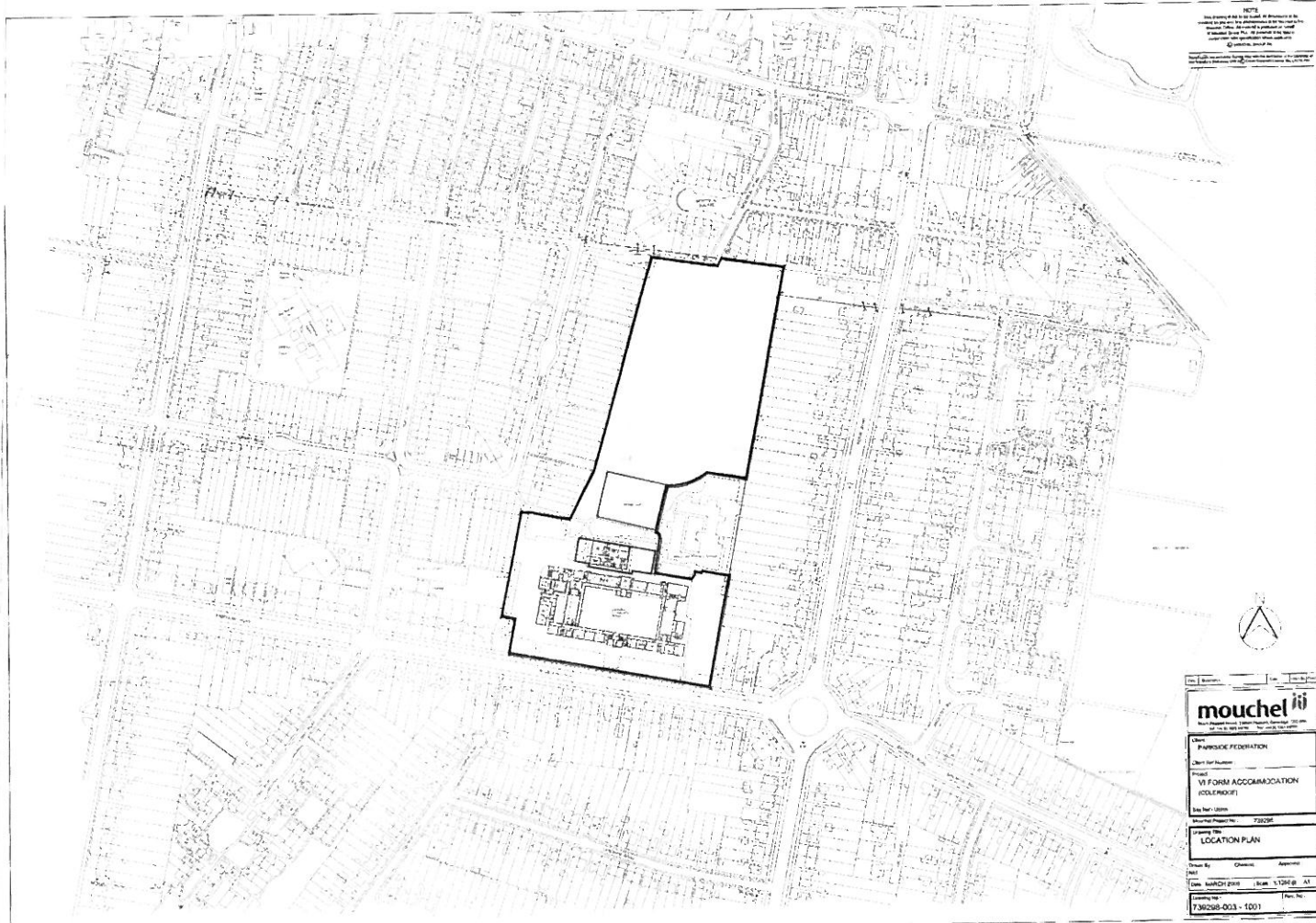
SIZE
635 x 635 x 305mm.

WEIGHT
28kg.

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



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