

Application Number	15/1932/FUL	Agenda Item	
Date Received	12th October 2015	Officer	Michael Hammond
Target Date	31st December 2015		
Ward	Queen Ediths		
Site	The Perse Upper School Hills Road Cambridge Cambridgeshire CB2 8QF		
Proposal	Install 6 floodlight columns (to be sited around an artificial grass hockey pitch proposed in application 15/1857/FUL).		
Applicant	Mr Gerald Ellison The Perse School, Hills Road Cambridge Cambridgeshire CB2 8QF United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed lighting would not result in a development which will have a significantly detrimental impact on the amenity of neighbours. <input type="checkbox"/> Conditions can be applied to ensure the hours of use of the lighting are restricted. <input type="checkbox"/> The proposed development would not have a harmful impact on the appearance and character of the local area or its wildlife;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, the Perse Upper School, is comprised of a large school including playing fields and sports facilities situated

on the west side of Hills Road. The area of proposed development relates to part of the existing playing fields situated on the west side of the site. Residential gardens of properties along Sedley Taylor Road border the site to the west and Long Road runs perpendicular from east to west further to the south of the site. There is a large hockey pitch and an existing tennis and netball court immediately to the south of the area of the proposed development; neither of these are currently lit by floodlights.

- 1.2 The site is designated as a Protected Open Space in the Cambridge Local Plan (2006). There are TPO trees immediately adjacent to the site within the rear gardens of properties along Sedley Taylor Road.

2.0 THE PROPOSAL

- 2.1 The proposal as submitted seeks planning permission for the installation of six free-standing 13m-high lighting columns, and 18x (3 per column) low-glare luminaire lights situated around the perimeter of a recently-approved (not yet implemented) new artificial grass all-weather pitch.
- 2.2 The lighting is proposed to be sited around the approved pitch, which will occupy a space of approximately 7680m² with a 3m – 4.5m high fence enclosing the pitch. Although the associated pitch construction application and the location plan of this proposal includes a 720m² rectangular shaped warm up area immediately adjacent to the south-west of the proposed pitch, this is not proposed to be illuminated in this application.
- 2.3 The closest column to the west boundary (along the rear gardens of Sedley Taylor Road) is 25m away, and with gardens of c. 70m length, the columns will be at least approximately 90m from the rear-facing windows of the houses on Sedley Taylor Road.
- 2.4 For the purposes of construction only, an access route is proposed to the new hockey pitch from Long Road to the south of the site, as a spur off an existing drive.
- 2.5 The lighting is proposed to be used only between the hours of 09:00 and 19:00 Monday - Saturday and not on Sundays or Public Holidays. The pitch is proposed to be used between

08:00hrs – 19:00 Monday – Friday and 09:00 – 19:00 on Saturdays.

2.6 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Lighting Specifications and Institute of Lighting guidance
3. Plans and elevations
4. Landscape and boundary trees assessment
5. Letter in response to public comments
6. Letter to describe revised use, hours and illumination of floodlights
7. Calculux light strength and spread assessment.

3.0 RELEVANT SITE HISTORY

Reference	Description	Outcome
16/0389/S73	S73 application to vary condition 7 (hockey use only) of permission ref: 15/1857/FUL to read 'The use permitted shall be for the playing and training of hockey and also other sports.'	Pending consideration.
15/1857/FUL	Construction of new artificial grass all-weather pitch	Approved 25.01.2016

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies:

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 Sustainable development 3/4 Responding to context 3/7 Creating successful places 3/11 The design of external spaces 4/2 Protection of open space 4/3 Safeguarding features of amenity or nature conservation value 4/4 Trees 4/9 Scheduled Ancient Monuments/ Archaeological Areas 4/13 Pollution and amenity 4/15 Lighting 6/1 Protection of leisure facilities 6/2 New leisure facilities 8/2 Transport impact

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
City Wide Guidance	Cambridge City Council (2011) - Open Space and Recreation Strategy

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 There are no highways impacts from this development.

Environmental Health

6.2 Initial queries on the technical specifications and lighting impacts have been answered satisfactorily with additional technical data. I can support the application and support the hours of use for the lighting as specified within R Scriveners letter dated 14th December 2015, 0900-1900hrs mon-sat only, with a 10min after curfew one column light for safety. These hours are recommended to be conditioned.

Landscape Officer

6.3 The revised technical details of the illumination clarifies the points raised in initial comments. The reduction in overall lux levels and the inclusion of light spill and surface luminance diagrams give us confidence that the impact of the lights on nearby housing will be minimal. It is also noted that the times that the lights will be on will not exceed 19:00pm M-Sat with no use on Sundays and Bank Holidays which is acceptable.

6.4 The tree survey provided of the boundary trees is very helpful in assessing the strength of the buffer planting. Conditions should

be used to secure appropriate screen planting along the boundaries: Due to the loss of trees 124 and 131, we require replacement planting of large growing species, preferably Hornbeam or Acer campestre or similar. We also feel that additional buffer planting on the school side of the boundary should be provided between trees 124 and 125 and between 130 and 131. Again, native medium-sized to large-sized trees such as Hornbeam, Acer campestre, Lime or Wild Cherry.

Nature Conservation Officer

- 6.5 The proposals are unlikely to significantly affect bats as the illumination does not extend to the surrounding tree belt boundaries used for foraging. Subject to hours of use being conditioned to follow the times proposed, the scheme is acceptable.

Cambridgeshire County Council (Archaeology)

- 6.6 No objection – but the historic significance of the possible archaeology on the site requires precautionary measures by condition.

Sport England

- 6.7 Supports the application to install floodlighting to the pitch, as floodlighting allows year-round use of the facility and promotes the wider community use of the pitch.

Cambridge Airport

- 6.8 No objection. Lighting should be controlled to avoid pilot' confusion with aeronautical ground lights. Lighting should not be excessive above the horizontal line, and should be adaptable to adjust the beam angle if distraction is caused.
- 6.9 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 Councillor Moore has commented on this application. Councillor Moore's comments have been summarised below:

- The floodlights will enable the pitch to be used for longer periods of time which will result in more noise to neighbouring properties.
- Potential light pollution.
- The location of the pitch would result in noise disturbance to neighbouring properties.

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

- 7 Tamara House, 30 Queen Ediths Way
- 238, 254 Hills Road
- 9, 13 and 15, Long Road
- 19, 26, 27, 28, 29, 30, 31, 32, 34 Sedley Taylor Road.
- 39 St Philips Road

7.3 The representations can be summarised as follows:

In objection:

1. The pitch and its lights should be located closer to the school.
2. More risk of safety concerns from hockey balls flying into gardens.
3. The separate pitch and lighting applications should have been considered in one proposal and are misleading.
4. Lighting should only allow pitches to be used by the school.
5. The lights should be used at the school's new Abington site.
6. Trees including TPOS should be protected during the works.
7. The sense of isolation and darkness would be disturbed in this low ambient light area.
8. Loss of wildlife and birds.
9. Noise will increase from the increased use of the pitched into the early night and be even closer to homes.
10. Loss of privacy and light pollution will spread into gardens because the light spread boundary crosses into boundaries and the horizontal lux is not directed down enough.

11. Proximity of the columns is too visible, both during day and night, and they are out of keeping with the area (78m is the predicted distance).
12. Hours of use should prevent lighting after 6pm and no use on Sat/Sun.
13. A wall should be constructed along the edge of the site or residential boundaries to keep the light inside the pitch area.
14. If the Sedley Taylor Road streetlights are turned off from April, the floodlights behind the houses will make the street seem even darker.
15. Short term individual pupil benefits shouldn't outweigh the long-term impact on the established residential community.
16. An approval now on the terms proposed will enable use in the future for longer hours or by more varied groups.

In support:

17. There is a shortage of such facilities – there are only two other floodlit pitches in Cambridge.
18. There will be little impact on neighbours as the time of the use is short.
19. Access to sports facilities through the dark months of winter is invaluable.
20. Wildlife is generally not present during the winter months when the lights are expected to be used.

7.4 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

From my assessment of the site, its context and the representations received, I consider the following matters to form the assessment:

- Principle – impact on the protected open space and new facilities.
- Context – visual appearance in this setting
- Residential amenity – light disturbance and hours of use
- Wildlife, archaeology and tree protection

Principle of Development

Policy 4/2 - Protection of Open Space

- 8.1 The proposed lighting columns around the approved new pitch would be situated on land designated as protected open space and so policy 4/2 of the Local Plan (2006) is relevant. This policy states that development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.
- 8.2 The site is identified as SPO 37 in the Open Space and Sport Recreation Strategy (2011) and is defined as a site of both environmental and recreational importance with a quality percentage rating of 97.14% and an overall area of 8.58ha. It is also identified as a private open space as opposed to a public open space.
- 8.3 The new synthetic pitch would be built over an existing natural pitch, but the loss of the playing field is not a matter for this application, and the principle of the development of this part of the Protected Open Space is already established by the recent permission 15/1857/FUL. The quantum of space required for these lighting columns is negligible and within the site of the approved pitches, so loss of the space to sports uses is already accepted. Sport England has supported the lighting proposal and has approved of the all-seasons design of the pitches, and as a result I do not consider the recreational importance of the site will be lost or significantly harmed by the proposed development.
- 8.4 The site is noted for its environmental importance and is bounded by significant tree belts. None of the trees on-site or adjacent to the site will be harmed by the proposed lighting. The site of the proposed pitches is not highly visible in the street scene as the site is a considerable distance from any public viewpoints and is generally (with the exception of a short gap) well screened from Long Road. As such I do not consider the height or shape or colour of the six columns to be likely to increase the visual presence of the pitches from Long Road to the south, because of the distance and the substantial screening in place along the road.

- 8.5 However, I acknowledge that the illumination could draw attention to the otherwise unlit open space, especially in the months when the trees are out of leaf. Nevertheless such a window of time is relatively small and I consider the hours of proposed lighting use (paragraph 2.4 above) are such that illumination will not detract from what might be considered the late night sky. Although the lights may be needed on gloomy days the distance and the small number of lights facing south towards the road means the proposal results in only a very small noticeable difference on any day, particularly if the trees are still in some leaf because the short gap in the tallest screening offers only a small direct view across the fields. As a result, I consider the proposed lighting will cause some small degree of harm to the character of the open space, but this would not be significant enough to warrant refusal.
- 8.6 In conclusion, I consider the proposal is acceptable under policy 4/2 of the Local Plan (2006).

Policy 6/1 - Protection of Leisure Facilities

- 8.7 Policy 6/1 of the Local Plan (2006) sets out criteria for ensuring open space which is lost is either replaced within the new development or mitigated by provision elsewhere. I consider this has already been established.

Policy 6/2 - New Leisure Facilities

- 8.8 Policy 6/2 of the Local Plan (2006) states that development for the provision *or improvement* of a leisure facility will be permitted if:

- A) It improves the range, quality and accessibility of facilities;
- B) It is of an appropriate scale for the locality; and,
- C) It would not have a negative impact upon the vitality and viability of the city centre including the evening economy.

- 8.9 At present although there are other synthetic pitches adjacent to this, none have lighting and the new pitch approved by permission 15/1857/FUL will improve the range and nature of the facilities available. The lighting proposal around the new pitch will ensure the overall quality and accessibility of sports facility is improved by some measure (re criteria A).

- 8.10 I also consider the columns are an appropriate scale (criteria B): the design has used the lowest possible column height to achieve acceptable lighting, and although tall in comparison to a residential property, even those columns closest to the residential boundaries of Sedley Taylor Way are still set apart from the houses by at least 90m from the back of the rear elevations. The sense of their scale in views from the gardens is also reduced by the substantial tree belts along that boundary. These attributes of the design and setting means the proposal satisfies criteria A and B of policy 6/2, and criteria C is not relevant to this proposal.
- 8.11 In my opinion, in weighing up the principle of the development one has to balance the impacts of the limited harm caused to the environmental character of the public open space against the appropriate scale of the infrastructure and the benefits the lighting proposal will bring.
- 8.12 Part of assessing the benefit of the development is in considering the users and the proposed hours of use, which are 08:00hrs to 1900hrs Monday to Friday; and 09:00hrs to 1900hrs Saturdays; and no use on Sundays / Public Holidays. The Design and Access Statement submitted by the applicant states that the proposed pitch will only be used for school sport (matches, practice, training and curriculum). Even with relatively limited hours of use as proposed, and accounting for the intended school use of the site and restriction to just hockey use as required by condition on permission 15/1857/FUL, the proposal will still bring significant improvement in terms of quality and accessibility of such a pitch in comparison to a non-illuminated version and/or grass pitches, as is noted by the Sport England comments. I have noted above how the environmental harm is limited. Therefore, I consider the current proposal has significant additional benefit which outweighs the limited environmental harm caused and would not be detrimental to the character of the protected private open space.
- 8.13 As previously stated, there is a previous permission on this site (15/1857/FUL) for the hockey pitch itself without floodlighting. This previous permission does not have a condition which prevents the pitch from being used by other users outside of the school. The applicant has explained in the design and access

statement that the intention of the hockey pitch is for school use only. I believe that this use would largely be dictated by the restricted hours of use the pitch is available to be used, whereby the majority of its available use time is within the school day. I appreciate that the hours of use until 19:00hrs would allow for the pitch to be used after school hours by users outside of the school on weekdays and on Saturdays. However, it is noted that there are no restrictions on the use of the adjacent tennis courts or playing fields to be used outside of school hours. The Environmental Health Team has raised no objection to the application on the grounds of noise or disturbance and I do not see what material difference there would be between school use or wider community use, provided the end user does not use the pitch outside of the conditioned hours of use. Therefore, I do not consider it would be consistent or reasonable to impose a condition which restricts the use of the pitch to just the school.

- 8.14 In summary, I consider this a finely balanced assessment but that the limited harm caused to the private protected open space is outweighed by the overall benefits of the facility in improving sports provision, as required by policy 6/2, and as such is considered acceptable in principle.

Context of site, design and external spaces and tree boundaries

- 8.15 The proposed pitch as approved would be orientated immediately adjacent to the other artificial pitches and enclosures and in itself would not be prominent or highly visible from any public viewpoints. The columns are placed at each corner and in the middle on the two long sides, and I consider the 13m height is still low enough to be screened from the majority of views along both Long Road and from gardens on Sedley Taylor Road. In addition, a muted colour which can be agreed by condition, will reduce their visual appearance and presence and help make them appear discreet.
- 8.16 The residential area is classed as an 'E2 zone', meaning there is currently low ambient light, so a fair degree of darkness. The reduced illumination levels are accepted as being appropriate to the area. At night when the lights are in use the screening from the boundaries, and the specific down-light designs, will combine to minimize the outward escape of light, and the

technical information provided has shown that light will not reach the perimeter of the protected open space. Even when the trees are out of leaf the thick trunk and branch mass of the trees, and the distance to the Long Road boundary, all combine to prevent the lighting being harmful in views from the public realm.

- 8.17 As such the columns proposed have an appropriate scale and design in the context of the site and its surroundings, and their impact is not considered harmful to the character of the wider area, nor would it erode the character of the residential area or reduce any sense of isolation or prevailing darkness of the site.
- 8.18 The archaeology condition suggested by the Historic Environment Team has been recommended accordingly, to protect the historic interest of the site, and the tree belts are unlikely to be affected by the works, but can be protected by condition. The Landscape Officer has recommended conditions to secure appropriate screen planting along the boundaries and I agree with this advice.
- 8.19 The reduced power and shorter field of illumination minimizes the impact on wildlife and hedgerow / tree belt habitat. There is anecdotal evidence of bats using the tree belt but the ecology officer has accepted the proposal based on the hours of use proposed. Further, the use during winter seasons coincides with reduced wildlife activity.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.21 Initially the proposal sought lighting levels of 500 lux, which would meet the expected level for national-level 'top grade' matches. In light of the resident's concerns, the applicant has subsequently agreed to reduce the light levels down to 350 lux, which is the second-tier of hockey grades.
- 8.22 The columns have been designed to be a low / short as practicably possible without needing to tilt the hoods upwards more to gain a wider reach of light and then causing more

horizontal impact to neighbours. Using fewer lights at the same heights without raising the hoods would result in unworkable and potentially unsafe central zone of lower light inside the center of the pitch, and therefore not be feasible for use.

- 8.23 The spread of light towards the boundary has been a concern to residents; for comparison purposes 2 lux is deemed to be the strength of moonlight. The proposals originally did show some crossing of the garden boundaries at 5 lux levels, but the revised illumination means the 5 lux spread is now well within the playing field boundary, and is not considered to create a harmful impact to amenity.
- 8.24 The hours of use proposed clearly indicate the aim is to use the pitches through the winter, because summer / spring / autumn seasons would generally allow the pitches to be used without lighting, and the school wouldn't use the lights if they didn't need to. As such the illumination is not generally going to be experienced when the gardens are most in use.
- 8.25 The school has said they are not adverse to providing more planting along the boundary, including to the identified gaps. However the landscape assessment information provided has not been able to quantify the additional screening benefits offered by planting within the various gardens themselves, only those trees on the school grounds.
- 8.26 The closest column to the boundary is 25m away, and with gardens of c. 70m length, the columns will be at least approximately 90m from the rear-facing windows of the houses on Sedley Taylor Road.
- 8.27 I do not consider there to be a safety issue from lighting due to the distance between the columns and the neighbours gardens, as well as the likely hours of use in the evening where gardens are unlikely to be occupied. The hockey pitch would be enclosed by a perimeter fence which would prevent stray balls from exiting the pitch.
- 8.28 The location plan indicates than an access route would divert from the existing access off Long Road to the south of the site and wrap around the side of the existing tennis and netball courts to the proposed pitch. After discussions with the applicant it was established that this access route would only be

for the purposes of construction of the pitch and not for day-to-day use following the completion of the development. A condition has been attached to ensure that this access is only used during the construction period as the comings and goings of people adjacent to the residential boundaries of properties could be harmful to neighbour amenity.

- 8.29 The hours of use of the floodlighting would be from 09:00 – 19:00hrs Monday – Saturday. The hours of use of the pitch itself would be limited to 08:00 - 19:00hrs Monday – Friday and 09:00 – 19:00hrs on Saturdays. The Environmental Health team does not consider that these hours of use or floodlighting are unreasonable. The Environmental Health team considers that there would be no significant noise and disturbance from the use of the pitch within these hours. A condition has been attached to control the hours of use. The applicant has agreed to this, and accepts the matches will have to end in advance of the 7pm shut-down for people to leave, e.g. not have any 'extra time'. There will still need to be some low level lighting for safe egress, and this is proposed on just the southern-most column for just 10 minutes after shut-off.
- 8.30 A perimeter fencing striker board has been proposed to help provide a degree of acoustic impact dampening which the Environmental Health Team are content with, subject to the suggested limitation of the hours. The proposed pitch would be used for hockey which would introduce a different type of noise compared to that of the existing rugby pitch. The Environmental Health Team has acknowledged this but consider the fencing board and hours of use sufficient to ensure that the proposed pitch would not adversely impact the amenity of nearby residential properties. A condition has been attached to ensure that the perimeter fencing striking board is installed and retained thereafter.
- 8.31 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Highway Safety

- 8.32 The Highway Authority has raised no objection to the application on the grounds of highway safety and I agree with this advice.
- 8.33 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Archaeology

- 8.34 The site lies in an area of high archaeological potential largely relating to Roman occupation extending between Luard Road and the school playing field, including burials within the proposed development area. In addition, the section of the Roman road between Cambridge and Haverhill, known locally as the *Via Devana*, can be projected through the application area and is likely to be encountered. The site should be subject to a programme of archaeological investigation secured through condition, to secure the preservation of the archaeological interest of the area either by record or *in situ* as appropriate.
- 8.35 The same requirement is in place on the hockey pitch permission, but I consider applying the same condition in this instance gives protection to the heritage asset in the unlikely event this is pursued separately, and if they proceed in tandem the same information need to be supplied anyway, so is considered reasonable and not onerous.
- 8.36 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 4/9.

Third Party Representations

- 8.37 The third party representation raised have been addressed in the table below.

Representation	Response
1. The pitch and its lights should be located closer to the school. 2. More risk of safety concerns from hockey balls flying into gardens.	With regards to points 1, 2 and 4 the position of the pitches and their use is not an issue for this application and has been established and at the time did pay regard to the

<p>4. Lighting should only allow pitches to be used by the school.</p>	<p>proposed intention to provide floodlighting; amenity is protected appropriately by design and conditions to reflect these concerns over proximity, and the safety measures in place with the pitches permission will reduce the risk to resident's safety from wayward balls.</p>
<p>3. The separate pitch and lighting applications should have been considered in one proposal and are misleading.</p>	<p>The applicant is within their right to propose separate schemes; each and any future applications would need to be considered on their own merits and in light of the prevailing circumstances at the time.</p>
<p>5. The lights should be used at the school's new Abington site.</p>	<p>The pitch at the Abington site does not form part of this application and so is not relevant to the assessment of this application.</p>
<p>6. Trees including TPOS should be protected during the works.</p>	<p>The application would involve the removal of two trees on the site of the Perse School, although as none of these trees are specifically protected the removal of these trees does not require the permission of the local planning authority. The protected trees in the rear gardens of properties along Sedley Taylor Road have not been proposed to be removed or pruned as a result of the proposed works. Therefore, I do not consider point 6 needs to be addressed specifically.</p>
<p>7. The sense of isolation and darkness would be disturbed in this low ambient light area.</p>	<p>Point 7 has been addressed in paragraphs 8.16 – 8.17 of this report.</p>
<p>8. Loss of wildlife and birds.</p>	<p>Point 8 has been addressed in</p>

	paragraph 8.19 of this report.
9. Noise will increase from the increased use of the pitched into the early night and be even closer to homes.	This has been addressed in paragraphs 8.29 – 8.30. Whilst the use of the pitch after school, most likely between the hours of 16:00-19:00hrs, will be different to that of present, this additional three hours of use is not considered to be so significant as to adversely impact on neighbour amenity in terms of noise.
10. Loss of privacy and light pollution will spread into gardens because the light spread boundary crosses into boundaries and the horizontal lux is not directed down enough.	Point 10 has been addressed in paragraphs 8.22 – 8.23 of this report.
11. Proximity of the columns is too visible, both during day and night, and they are out of keeping with the area (78m is the predicted distance).	Point 11 has been addressed in paragraphs 8.15 – 8.17
12. Hours of use should prevent lighting after 6pm and no use on Sat/Sun.	Point 12 has been addressed in paragraphs 8.29 – 8.30 of this report.
13. A wall should be constructed along the edge of the site or residential boundaries to keep the light inside the pitch area.	I do not consider the construction of a wall is needed to keep light inside the pitch area. The information provided demonstrates that light would be retained within the boundary of the site. Additional buffering has been proposed along the boundary of the site to provide a softer boundary to screen the site and this would be dealt with through condition.
14. If the Sedley Taylor Road streetlights are turned off from April, the floodlights behind the houses will make the street	I do not consider the floodlights would be readily visible from the street of Sedley Taylor Road,

<p>seem even darker.</p>	<p>regardless of whether the street lights are turned off or on. There would be a distance of over 100m between the street of Sedley Taylor Road which is sufficient to ensure that they would not be prominent in the street scene. Furthermore, the height of the columns at 13m is not considered to be excessively tall and I believe that this will further reduce the visual prominence of the lights.</p>
<p>15. Short term individual pupil benefits shouldn't outweigh the long-term impact on the established residential community.</p>	<p>The application has been assessed based on the relevant planning policies and is not deemed to have an adverse impact on the amenity of residential properties in the surrounding area.</p>
<p>16. An approval now on the terms proposed will enable use in the future for longer hours or by more varied groups.</p>	<p>I do not consider the approval of the scheme would result in the pitch being used in the future for longer hours or by varied groups. The hours of use would be controlled through a planning condition which would prevent the pitch being used outside of the hours stated in paragraph 2.5 of this report.</p>

9.0 CONCLUSION

- 9.1 The principle of replacing the existing rugby pitch with a hockey pitch is considered to be acceptable and compliant with policies 6/1 and 6/2 of the Local Plan (2006).
- 9.2 The impact on the protected open space would be minimal and not significant enough to harm the character or environmental importance of the designation.

- 9.3 The proposed floodlighting is considered acceptable and is supported by the Environmental Health Team. The floodlighting is not considered to cause any harm to the amenity of nearby residential properties. The floodlighting and its hours of use would be controlled through conditions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

4. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

5. The floodlighting hereby approved shall be installed in accordance with the floodlighting information document prepared by SJB Floodlighting LTD dated 10/09/2015 (SJB15007), and drawing no. SJB15-007-01 Rev C dated 10/09/2015. The floodlighting shall be retained thereafter in accordance with these details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

6. The floodlighting hereby permitted shall only be used between the hours of 0900 to 1900hrs Monday to Friday and 0900 to 1900hrs on Saturday. It shall not be used at any other time including on Sundays, bank or other public holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

7. The use hereby permitted (artificial grass all-weather pitch and warm up area) shall only be used between the hours of 0800 to 1900hrs Monday to Friday and 0900 to 1900hrs Saturday. It shall not be used at any other time including on Sundays, bank or other public holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

8. The use hereby permitted shall be for the playing and training of hockey only.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

9. The perimeter fencing to the pitch and warm up area shall be installed in accordance with the submitted Sports Construction Consultancy Fencing construction details drawing, dated July 2015 SCC/TPS/P2-07. The fencing shall include a 200 x 50 carpet faced striker board as detailed which shall extend entirely around the perimeter fencing to the pitch and shall be comprised of a 12mm prefabricated rubber shock pad material covered with grass matting similar to the playing field artificial surface or similar as detailed in the Sports Construction Consultancy Fencing letter dated the 20th November 2015. The fencing and carpet faced striker board shall be retained thereafter.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

10. The access route identified on drawing no.Scc/TPS/P2-01 shall only be used during the construction period of the proposed works and shall not be used at any time following the completion of the proposed works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

11. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To secure the preservation of the archaeological interest of the area either by record or in situ as appropriate
(Local Plan 2006 policy 4/9).

12. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

13. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

INFORMATIVE: It is necessary to control the permanent lighting arrangements on this development to avoid confusion with aeronautical ground lights which could endanger the safe movement of aircraft and the operation of Cambridge Airport. For further information please refer to Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/policy-campaigns/operations-safety/).

There is a need to ensure that the lighting is shielded from excessive light pollution above the horizontal and hence distracting pilots. If, after the lighting is in place there should be the ability, at Cambridge Airport's request, to be able to adjust the angle of the lighting if it becomes evident that a distraction to pilots is being caused.