

Application Number	18/0745/FUL	Agenda Item	
Date Received	9th May 2018	Officer	Lewis Tomlinson
Target Date	4th July 2018		
Ward	Queen Ediths		
Site	Cantabrigian RUFC Sedley Taylor Road		
Proposal	Installation of 4 x 15 meter galv masts complete with 12 x 2kw floodlights to achieve 100lux training lighting for rugby pitch.		
Applicant	Mr Nigel Faben Cantabrigian Rufc Sedley Taylor Road		

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 development would not have an adverse impact upon the surrounding area. <input type="checkbox"/> The proposed development would not have any adverse impact on the residential amenity of adjoining neighbours.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site forms part of the playing field that is located to the rear of the properties in Sedley Taylor Road. The site is the training pitch used by Cantabrigian Rugby Club. The site is located north of Long Road and is screened partially from Long Road by a belt of trees. The site is also located east of the railway line, and is screened from the railway line by a thin belt of trees and metal fence. The site is also located west of Long Road and Sedley Taylor Road. To the north of the site is a sports pavilion and beyond this is a cricket field.
- 1.2 The site forms part of an area of Protected Open Space. There are no Listed Buildings or Buildings of Local Interest within

close proximity. The tree belt along the southern boundary of the site adjacent to Long Road is designated as a Tree Preservation Order Area.

2.0 THE PROPOSAL

2.1 The proposal is for the installation of four 15 metre tall floodlight masts each with no.3 2kw floodlights on top. The floodlights would be pointed down towards the pitch. The masts are proposed to be located in each corner of the pitch and provide 100lux over the pitch.

3.0 SITE HISTORY

Reference	Description	Outcome
12/0956/CLUED	Application for a certificate of lawfulness under Section 191 for use of land (excluding the footprint of the Cantabrigian's clubhouse) ancillary to the playing fields as a car park	Granted.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/11 8/2 8/3 8/4 8/5 8/6 8/10
Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as	34, 55, 56, 82

amended by the Inspectors' Main Modifications). <i>Thereafter referred to as Cambridge Local Plan (2014).</i>	
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5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2018 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

5.3 Local Plan Inspectors' reports

On 3 September 2018, South Cambridgeshire District Council and Cambridge City Council published the Inspectors Reports on the South Cambridgeshire Local Plan and Cambridge Local Plan. The Inspectors' have concluded that both Local Plans are 'sound' subject to a number of modifications being made. The South Cambridgeshire Local Plan, taking account of the Inspectors' conclusions, will be recommended for adoption at a meeting of full Council on 27 September 2018. The Cambridge Local Plan, taking account of the Inspectors' conclusions, will be recommended for adoption at a meeting of full Council on 18 October 2018.

Consistent with NPPF paragraph 48, the publication of the Inspectors' Reports increases substantially weight that can be attributed to the Local Plans in decision making. The examination process has now concluded. The Inspectors have concluded that the Local Plans are sound (subject to the modifications which they have recommended) and, as such, there are no longer unresolved objections to the Local Plans. As

such, substantial weight may now be attached to the policies of the Local Plans when making planning decisions.

The adopted development plan, in technical terms, remains the starting point for planning decision making. The Local Plans are however a material consideration to which substantial weight may now be attached.

Given the state of advancement of the Local Plans in the process toward adoption, it is considered that, generally, in the context of a planning decision, where there is a conflict between the outcome which arises from the application of policies of the adopted development plan and those of the Local Plans, the Local Plans will generally outweigh the adopted plan and will prevail. Where there is consistency, then the policies of the Local Plan add substantial weight in favour of the outcome which accords with the application of policies of the adopted development plans and those of the Local Plans.

6.0 CONSULTATIONS

Cambridgeshire International Airport

- 6.1 No objection. Requests that the Airport be informed of any construction plan for the use of cranes so that they can be assessed to ensure they do not penetrate our safeguarded surfaces.

Cambridgeshire County Council (Highways Development Management)

- 6.2 No objection subject to a condition regarding lighting being directly visible to users of the highway.

Defence Infrastructure Organisation

- 6.3 No objection subject to a condition regarding a construction Management Strategy to ensure the erection of cranes/temporary structures does not affect the performance of the Precision Approach Radar (PAR).

Ecology Officer

- 6.4 Supports the Landscape Officer position.

Environmental Health

- 6.5 No objection subject to conditions regarding construction hours, lighting assessment and hours of operation of the floodlighting.

Landscape Officer

- 6.6 It is considered that the boundaries to the south and west of the rugby pitch to be lit need to be improved and made more dense to aid in limiting the intrusion of the lights and visibility to the neighbouring areas. Along the western boundary with the railway, a tree and shrub boundary can be introduced but would require the relocation of advertising boards placed in this area. Along the south boundary, lower growing shrubs and small trees should be utilised to infill the gap between where the trees come into leaf and the level of the road. Because this is an embankment, small trees and understory planting would be adequate to achieve this aim. No objection subject to a condition regarding boundary planting improvements.
- 6.7 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 The owners/occupiers of the following addresses have made representations:
- 23 Sedley Taylor Road (objection)
- 7.2 The representations can be summarised as follows:
- Impact upon approved dwelling adjacent to the site
 - The club already has a lighting system, application form does not state this.
 - Flooding on site is a fire hazard for the lighting
 - Proposal would result in intensification of the site and have wider implications
- 7.3 The owners/occupiers of the following addresses have made representations in support:

- 24A Sedley Taylor Road (support)
- 23A Sedley Taylor Road (support)

7.4 The representations can be summarised as follows:

- In principle, happy with the lighting.
- Provide S106 money to enable road access from Long Road to create a better access situation
- approved access to the rugby club from Long Road be completed to improve road safety and traffic nuisance in Sedley Taylor Road

7.5 A further representation has been received from Cllr George Pippas requesting that the application is considered at planning committee for the following reasons:

- Negative impact upon the amenity of the neighbouring properties.

7.6 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

Context of site, design and external spaces

8.1 The proposed design and siting of the floodlighting masts would be appropriate for a sports pitch. The Landscape Officer has recommended a condition to ensure that adequate planting is provided on the boundary to help provide sufficient screening.

8.2 In my opinion the proposal is compliant with policies 3/4, 3/7 & 3/11 of the Cambridge Local Plan (2006) and policies 55, 56 of the Cambridge Local Plan (2014).

Residential Amenity

Impact on amenity of neighbouring occupiers

8.3 The application is for the installation of floodlighting. Therefore the main consideration in regards to the impact on residential amenity of neighbouring properties is lighting. Environmental Health were consulted as part of the application and have

assessed such impacts. The Environmental Health Officer has recommended that the proposed development is acceptable subject to the imposition of a construction hours condition, a lighting assessment condition and an hours of operation condition. While the application is accompanied by supporting information, the Environmental Health Officer requires further information but recommends such information can be sought via condition.

- 8.4 In my opinion, subject to the imposition of the above recommended conditions, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with policies 3/4 and 3/7 of the Cambridge Local Plan (2014).

Highway Safety

- 8.5 The Highway Authority has raised no objection to the proposal subject to a condition stating that no part of the source of floodlighting or the illumination of signs shall be directly visible to users of the adjacent public highway. The site is visible from Long Road. It is my view that such wording could be included within the recommended lighting assessment condition.
- 8.6 In my opinion the proposal is compliant with policy 8/2 of the Cambridge Local Plan (2006) and policy 82 of the Cambridge Local Plan (2014).

Third Party Representations

- 8.7 I have dealt with the substantive third party representations in the preceding paragraphs and those remaining issues are dealt with in the table below.

Concern	Response
S106 money to enable access from Long Road	There is no policy requirement for the development to provide this.
Proposal would result in an intensification of the site and have wider implications.	As the site already has existing lighting and the hours of use of lighting are to be restricted via condition, I do not consider that the modest

	intensification would result in an adverse impact.
Impact upon the approved dwelling.	The approved dwelling has not yet been built. The proposed lighting assessment condition would ensure the impact upon any of the surrounding residential properties is acceptable.
The club already has a lighting system, application form does not state this.	While this is correct, it has not affected my assessment of the proposal.
Flooding on site is a fire hazard for the lighting.	This is a building control matter.
Approved access to the rugby club from Long Road be completed to improve road safety and traffic nuisance in Sedley Taylor Road	This is not part of the proposal.

9.0 CONCLUSION

9.1 I consider that the proposal would have an acceptable impact on the amenity of the occupiers of adjoining properties or the surrounding area.

10.0 RECOMMENDATION

APPROVE subject to 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 development shall commence until details of buffer planting to the south and west boundaries of the site have been submitted to and approved in writing by the local planning authority. 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. The development shall be carried out in accordance with the approved details.

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 & 3/12 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications) policies 55, 57 & 59)

4. Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).
The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems.

5. Prior to the commencement of use, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include an artificial lighting impact assessment which shall horizontal and vertical isolux contour plans, light levels into windows and predicted source intensity / luminaire intensity at receptors to demonstrate levels of glare. No part of the source of floodlighting or the illumination of signs shall be directly visible to users of the adjacent public highway. The development should be carried out in accordance with the approved details. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, operated and thereafter retained in accordance with the approved details / measures.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 & 4/15 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications) policies 34 & 59).

6. The floodlighting hereby approved shall not be used outside the following hours:

Monday-Friday: 1200 hrs - 2130 hrs

Saturdays and Sundays: 1200 hrs - 1900 hrs

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications) policies 34 & 59).

7. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800hours 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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 35).