

Planning Reference No:	P09/0215
Application Address:	Leighton Brook Park, Off Frank Webb Avenue, Crewe
Proposal:	Floodlighting (until 10pm) and CCTV Coverage
Applicant:	Crewe & Nantwich Borough Council
Application Type:	Full
Grid Reference:	369120 356901
Ward:	Crewe West
Earliest Determination Date:	14 th April 2009
Expiry Dated:	12 th May 2009
Date of Officer's Site Visit:	27 th March 2009
Date Report Prepared:	30 th March 2009
Constraints:	None

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- The living conditions of neighbouring properties
- Character and appearance of the locality

1. REASON FOR REFERRAL

This application is included onto the agenda of the Southern Planning Committee as Crewe & Nantwich Borough Council was the applicant.

2. DESCRIPTION OF SITE AND CONTEXT

The application site comprises of an existing multi-use games area within Leighton Brook Park, Crewe. The all-weather play area covers 264.5sq.m and is enclosed by fencing of varying heights. The site is allocated as RT.1 land within the Replacement Local Plan. It lies within the settlement boundary of Crewe.

3. DETAILS OF PROPOSAL

This proposal is to erect 4 floodlighting columns at each corner of the play area and a CCTV camera supported by a separate column. The columns would measure 8 metres in height and would be in use until 10pm.

4. RELEVANT HISTORY

P03/0504 - Construction of Multi-games Area (non illuminated). Approved 16th June 2003

5. POLICIES

Regional Spatial Strategy

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

L1 – Health, Sport, Recreation, Cultural and Educational Services Provision

Local Plan Policy - Crewe and Nantwich Replacement Local Plan 2011

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Accessing and Parking)

NE.5 (Nature Conservation and Habitats)

RT.1 (Protection of Open Spaces with Recreational or Amenity Value)

RT.17 (Increasing Opportunities for Sport)

Other Material Considerations

PPS1: Delivering Sustainable Development

PPG17: Planning for Open Space Sport and Recreation

PPS 23: Planning and Pollution Control

Sport England Planning Policy Objective 25

6. CONSULTATIONS (External to Planning)

Highways: No comments received at the time of writing this report

Environmental Health: The lighting scheme appears to show very little overspill of light to the neighbouring properties and as a result Environmental Health have no objections. However a condition should be attached to any permission to state that the floodlights should not be used after 10pm to protect the amenity of local residents.

7. OTHER REPRESENTATIONS

No representations received at the time of writing this report

8. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (30.03.2009 & Special Projects Team)

- Over the years, the open space has suffered from fly tipping and vandalism, which has led to facilities being removed and not replaced;
- As part of the West End Regeneration Plan, the Special Projects Team has secured over £400,000 of capital funding from various internal and external sources, in order to refurbish the open space, now known as 'Leighton Brook Park';
- Work to date has included installing railings around the perimeter of the site to prevent vehicle access but still allow continuous pedestrian, wheelchair and buggy access, drainage systems to improve the ground conditions and a network of new and improved footpaths to increase access for all users;
- The next stage of improvements to the park includes a complete refurbishment of the MUGA/ball court and a new children's playground, to be followed by a challenging natural play spine for older children and teenagers. This work will greatly improve facilities for children and young people, but represents a significant capital investment which must be protected as this amount of funding will not be available again in the short term;

- The CCTV camera will be linked wirelessly to the control centre at Pyms Lane, and will help to identify those responsible for any damage. It will also deter vandals from causing damage in the first place. The camera will also help to identify the source of any fly tipping behind the houses on Smith Grove, where this has been a significant problem in the past, leading to costs of over £5000 for removal;
- The proposed floodlights will enable organised activities and informal recreation on the MUGA until 10pm, providing better access to the facility for all legitimate users.

9. OFFICER APPRAISAL

Principle of Development

The site lies within the settlement boundary of Crewe where there is a presumption in favour of development. The applicant has also justified the need for the development within their Design and Access Statement.

Policy RT.17 encourages floodlighting provided that it will not result in an adverse impact upon adjacent land uses or the highway and provided that there is no significant visual impact on the countryside.

Sport England (Planning Policy Objective 25) encourages the provision of floodlighting as it increases the intensification of use of sport facilities and without it opportunities for sport can be significantly restricted.

The principle of development is accepted subject to accordance with all other relevant policies within the Local Plan.

Design

The proposals relate to floodlighting columns of a standard design in keeping with the purpose that they will serve. There are existing lighting columns along the pedestrian routes through the northern side of Leighton Brook Park and the proposed columns will be partly screened from the road by existing trees which are located onto the road frontage. As a result it is considered that the four lighting columns of 8 metres in height will have a minimal impact upon character and appearance of the area.

Amenity

From the information supplied the proposed floodlights appear to accord with the Institution of Lighting Engineers Guidance Notes. However this can only be fully assessed on the submission of a light contour diagram. The acceptability depends on the amount of light overspill onto adjoining properties. Light levels in the locality are relatively high as there are street lights in the immediate vicinity, existing floodlighting on the site and dense nature of built development in the area.

The proposed lighting columns would be over 60 metres from the nearest residential property. Given the separation distance, the existing high light levels, and intervening tree cover the proposals will not have a significant adverse impact on neighbouring residential amenity and this view is supported by the Council's Environmental Health Department.

In view of the size of the poles and their prominence, hours of operation will be conditioned to prevent disturbance after 10pm.

Highways

Although the view of the highway engineer had not been received at the time of writing this report it is considered that the proposal which would be 65 metres from the highway will have minimal impact upon highway safety.

10. CONCLUSIONS

The proposals as conditioned are considered to be an acceptable form of development. The design of the floodlights is in keeping with the purpose they will serve and are considered to be essential for outdoor recreation. The lighting will not have an adverse impact on neighbouring amenity or highway safety and the proposals therefore accord with the relevant policies within the replacement Local Plan, RSS and with National Planning Policies.

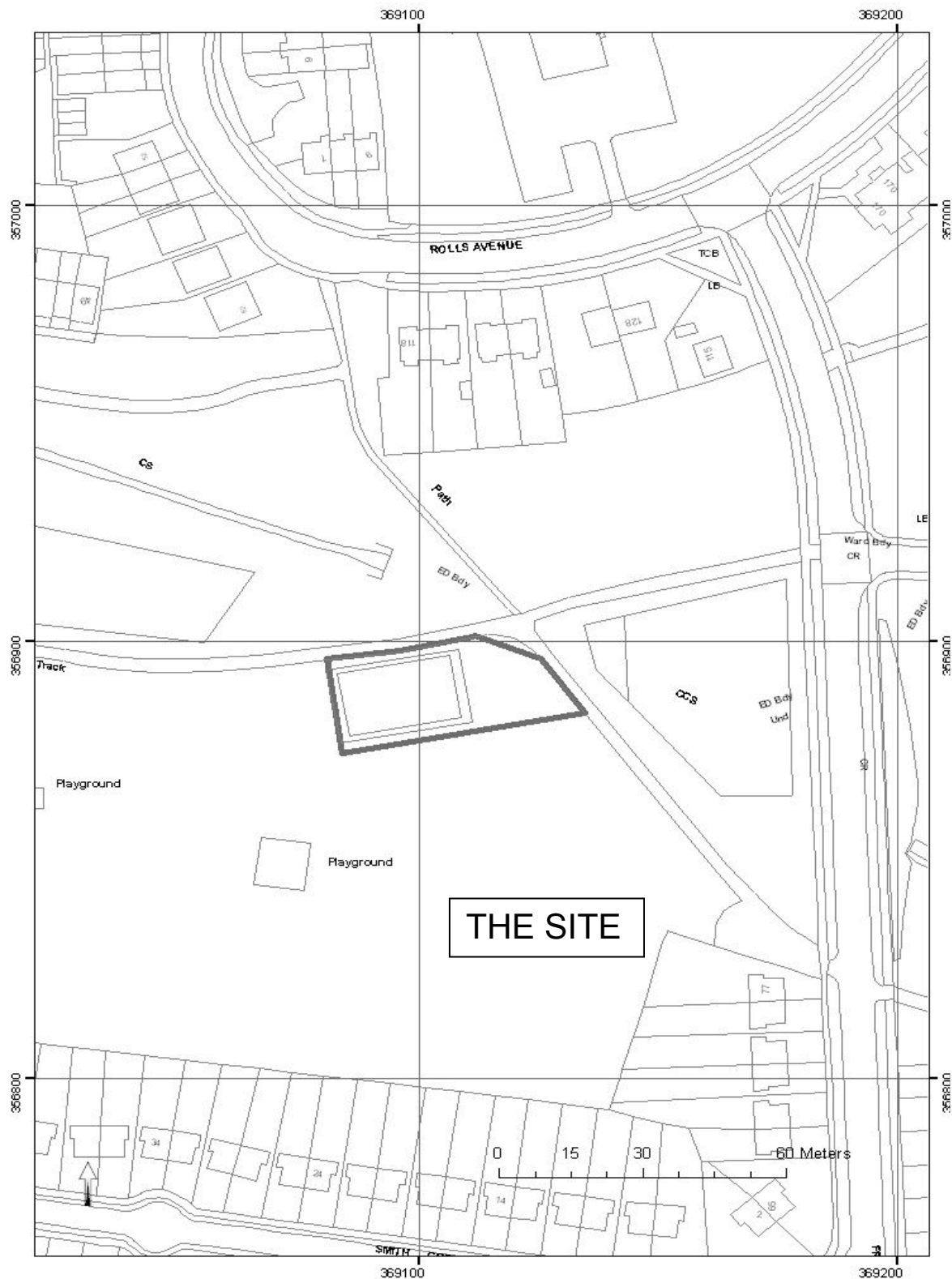
11. RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard**
- 2. Plans**
- 3. Compliance with light contour diagram**
- 4. Hours of Operation**

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LOCATION PLAN:



P09/0215 – Leighton Brook Park Frank Webb Avenue Crewe

N.G.R; - 369.100 356.887

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Not to Scale