

Application No: 09/3841M
Location: PRESTBURY BOWLING CLUB, MACCLESFIELD ROAD,
PRESTBURY, MACCLESFIELD, CHESHIRE, SK10 4BW
Proposal: ERECT FOUR FLOODLIGHTS ON TELESCOPIC COLUMNS
For PRESTBURY BOWLING CLUB
Registered 13-Nov-2009
Policy Item No
Grid Reference 390187 376691

Date Report Prepared:

23 December 2009

REASON FOR REPORT

The application was called into Northern Committee for consideration by Members by Councillor Jackson.

SUMMARY RECOMMENDATION

MAIN ISSUES

- Impact upon residential amenity
- Impact upon the character and appearance of the conservation area

DESCRIPTION OF SITE AND CONTEXT

The application site is comprised of a bowling green & pavilion located within an area of open space as defined within the local plan.

The site is bordered by residential dwellings to the north, south and west of the site, whilst to the east lies an open area of countryside.

DETAILS OF PROPOSAL

The application seeks full planning permission for the construction of four floodlights on telescopic columns, fitted with 1000w bulbs.

RELEVANT HISTORY

08/1358p Erection of 8 floodlights
Refused 25/7/2008
APP/C0630/A/08/2091782

Dismissed 24/3/2009

08/0019p Erection of four floodlights
Withdrawn 27/2/2008

97/0371 Bowling green, pavilion & temporary access
Approved with conditions 30/7/1997

POLICIES

Regional Spatial Strategy

RDF4 Green Belts
L1 Health, Sport, Recreation, Cultural & Educational Services
DP1 Spatial Principles

Local Plan Policy

BE1 Design Guidance
BE3 Conservation Areas
RT1 Open Space
DC3 Amenity
DC64 Floodlighting

Other Material Considerations

PPG17 Planning for Open Space, Sport & Recreation
SPG Floodlighting for Sporting Activities

CONSULTATIONS (External to Planning)

Environmental Health: No objections subject to conditions

VIEWS OF THE PARISH / TOWN COUNCIL

Prestbury Parish Council: No comments to date

OTHER REPRESENTATIONS

Four letters of objection have been received to date. The following objections were raised:

- Concerns raised over the suggested hours of operation (4pm – 10.30pm) in relation to the previous applications that suggested between 4pm – 10pm
- Request that a condition be attached to the decision notice to ensure that the floodlights are retracted fully after each use
- Visual impact of the proposal

APPLICANT'S SUPPORTING INFORMATION

A design and access statement was submitted as part of the application providing an overview of the development. The following conditions were also proposed within the statement:

- Lights used between 1 April – 31 October annually
- Lights used between the hours of 4pm – 10.30pm
- Columns & light fittings painted green

A lighting survey was also submitted with the application providing detailed information in relation to the lighting levels proposed.

OFFICER APPRAISAL

Principle of Development

The principle of providing floodlighting for recreational facilities can be acceptable, subject the following considerations:

- Landscape Character
- Residential Amenity
- Historical or Wildlife Features
- Highway Safety
- Intensification of the site

It is also important to consider how the proposed development would impact upon the character / appearance of the conservation area.

Policy

The most relevant policy within the Macclesfield Local Plan (2004) in order to assess the application is DC64: Floodlighting.

The Prestbury conservation Area Appraisal offers guidance into the character of the conservation area.

Use

The bowling green was granted planning permission in 1997. The club has since grown in terms of membership, and seeks planning permission for floodlights in order to provide extended use of the green during the bowling season (April – October).

Design & Character of the Area

The area in question forms an attractive area of open space to the front of the Shirleys, and contributes significantly to the character of the area. The site is also located within the Prestbury conservation area.

The proposal seeks permission for the addition of four floodlights to the area, mounted upon 8m tall columns. The floodlights would be retractable to a low level height of 2.5m. Whilst it is accepted that the proposed lights and columns would be clearly viewable whilst extended to their 8m height, it is also considered when the lights are retracted that there would be no impact when viewing the area from outside the site due to the significant level of existing screening. The lights would be viewable from the Shirleys, however it is not considered that this would be significantly detrimental to them.

It is understood that the proposed lights would provide benefit to the recreational facility. Within the appeal decision from application 08/1358p the Inspector noted that the lights would improve the recreational facility. However, he also considered that, as the proposed lights would be permanently positioned at 6m, that they would have a utilitarian appearance and would therefore significantly impact upon the Prestbury conservation area. The found that proposals pros and cons to be quite finely balanced. The proposed floodlights are however retractable, and would be limited in use to a few hours between April and October. At all other times the lighting columns would be retracted, which could be controlled by condition.

When considering the visual impact of the floodlight columns when retracted, it is considered that the impact would not be sufficient in order to substantiate grounds for refusal. It is considered necessary to request details of the proposed colour that the columns would be painted in order to ensure that they would have an acceptable visual impact within the location.

Residential Amenity

The application site is located to the rear of the village hall in Prestbury with access to the green provided from the car park located to the rear of the village hall. The green is relatively well screened within the location, however can be viewed from The Shirleys apartment block to the north of the application site. A public footpath runs from Shirleys Drive and River Side Park parallel to the River Bollin providing further views of the green.

The proposed floodlights would increase the level of light to the green, particularly as no lighting is in place on the site at the moment, however it is also recognised that the light would be concentrated in a block across the bowling green. The site is also bordered by residential developments that also emit light, therefore it is not considered that the proposal would result in a significant increase in light to the overall area.

A lighting assessment report was submitted as part of the application, indicating the proposed lights would result in minor overspill from the green itself, however would not impact upon the surrounding residential properties. These details have been assessed by the Environmental Health department and are considered to be acceptable. At its nearest point the proposed lights would be situated approximately 10m away from the proposed floodlights. Due to the flat topography of the site and the positioning of the lights facing downwards, it is considered that the lights would have no adverse impact upon residential amenity.

Similarly it is considered that the proposal would increase the level of noise from the green to a significant level as to warrant refusal of the application.

Member's attention should also be drawn to the Inspectors assessment of the previous planning application with regards to residential amenity, in particular paragraph 11 that stated;

'I note some residents' concern that the extended use of the green allowed by the lights could cause noise and disturbance, at a time when residents might expect peace and quiet. I note also that unless some limitation on the amount of use were imposed, there would be nothing to prevent the lights being used for casual play on other than league evenings. However, I would not regard the likely degree of disturbance as sufficiently harmful to warrant rejection of the proposal. I consider that the floodlighting of the green should not have unacceptable effects on living conditions, and would therefore comply with LP policy DC3 and DC64 (2).'

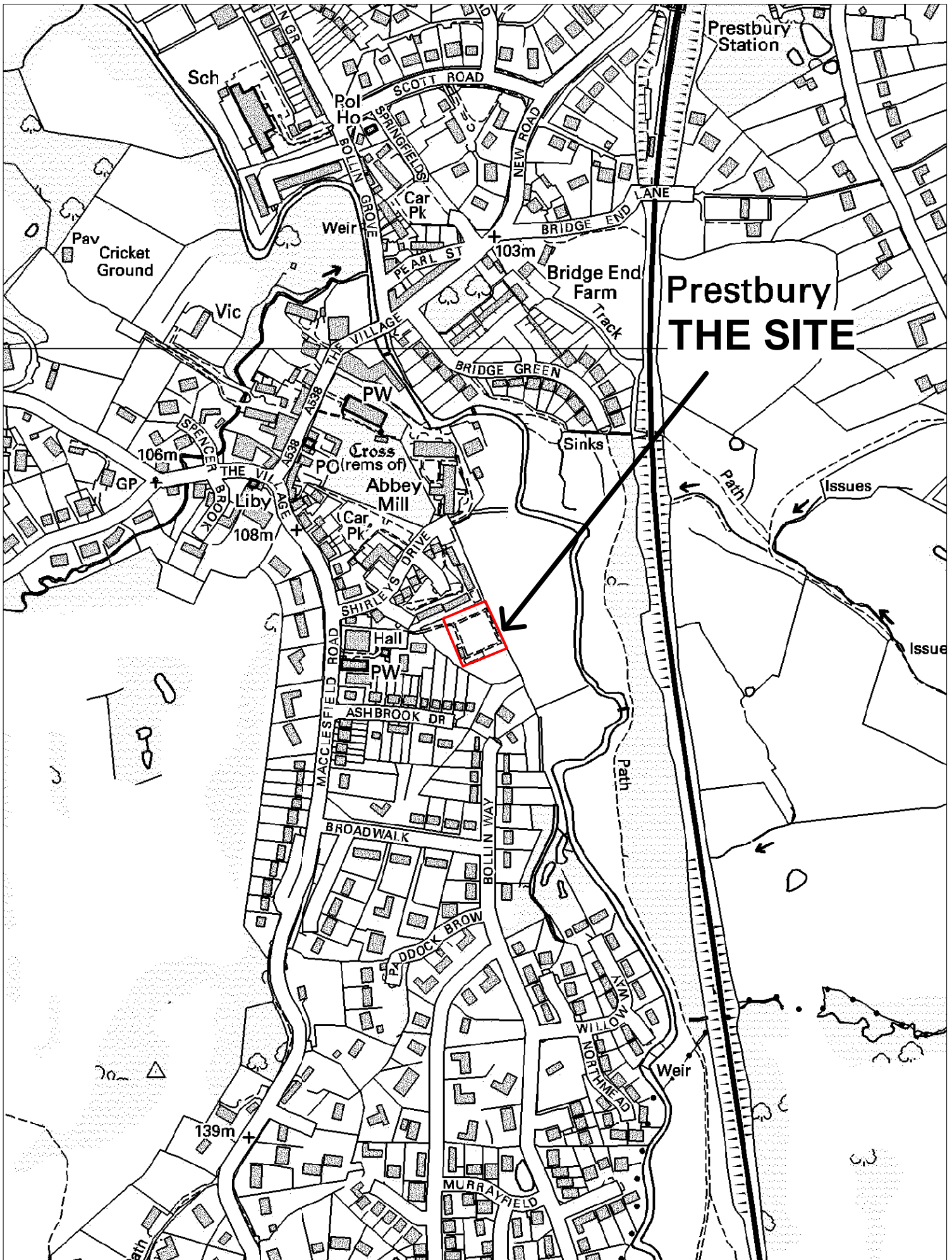
It is also important to note that the previous proposal sought consent for 8 floodlights, as opposed to the current application which seeks approval for four.

Within the design and access statement submitted as part of the application the applicant proposes that the lights would be used until 10.30pm. During the course of the two previous planning applications the proposed hours of use were until 10pm. As matches finish at 9.30pm, it is not considered that the lights should be used until any later than 10pm, and this could be controlled via an appropriate condition.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The amended scheme is considered to overcome the previous reasons for refusal at the site.

As such the application is recommended for approval, subject to conditions.



09/3841M - PRESTBURY BOWLING CLUB, MACCLESFIELD ROAD, PRESTBURY, MACCLESFIELD, CHESHIRE
N.G.R. - 390,190 - 376,690

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Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A11EX - Details to be approved
5. A24EX - Details of colour
6. Lighting Operation Period
7. Hours of Use
8. Retraction of Lights