

**7 DCNC2009/0209/F - PROPOSED ADDITIONAL FLOODLIGHTING. BROMYARD RUGBY CLUB, INSTONE, BROMYARD, HEREFORDSHIRE, HR7 4LW.**

**For: Mr E. Pitt at the address above.**

**Date Received: 30 January 2009 Ward: Bromyard Grid Ref: 65143, 55741**

**Expiry Date: 27 March 2009**

Local Member: Councillors B Hunt and A Seldon

**1. Site Description and Proposal**

- 1.1 The application relates specifically to the two pitches at Bromyard Rugby Club at the northern edge of the town.
- 1.2 The area is a wide open space with views beyond over open countryside to the east. Vehicular access is gained from the B4214 via the south-western corner of the site onto a large surfaced parking area. Site boundaries to the north, south and west are defined by a combination of mature trees and hedgerows. One dwelling, known as Winslow Lodge, borders the site at its north-western corner. It is otherwise some distance from residential dwellings.
- 1.3 The application seeks to erect floodlighting for the two full pitches in order that the club can improve its training facilities during the week and provide for its senior teams and an expanding junior section. Current temporary lighting used on one of the pitches does not accord with current RFU safety guidelines.
- 1.4 The proposal includes eight floodlight poles, four for each pitch. Each pole measures 18.3 metres and support 5 lighting units. Each unit is fitted with its own cowl in order that light can be specifically directed and to minimise light spillage onto adjoining properties.

**2. Policies**

Herefordshire Unitary Development Plan  
DR14 - Lighting  
RST1 - Criteria for recreation, sport and tourism development

**3. Planning History**

DCNC2008/1904/F - Upgrade and increase of floodlighting on rugby pitches - Refused  
17th November 2008

**4. Consultation Summary**

Statutory Consultations

- 4.1 None required

Internal Council Advice

4.2 Transportation Manager - No objection

4.3 Environmental Health Officer :-

I would express concern about the proposal for floodlighting on the first team pitch, this being the one adjacent to Winslow Lodge. Whilst I am satisfied that a properly designed lighting system would not cause light nuisance to neighbours particularly if its use were restricted to before 10p.m., I am concerned about the potential for increased noise disturbance to neighbours due to activities on and associated with the use of the pitch. Floodlighting would allow for extra use which in my opinion is likely to lead to an unacceptable level of disturbance and there are no readily available methods to mitigate against this noise, other than severely restricting the amount of use of the floodlighting. If it is minded to grant permission a condition should be imposed that would provide this protection i.e. the use of floodlighting is only permitted for certain games e.g. first team cup games. If such a condition adequately restricting the use is not acceptable I would recommend that permission is refused.

## **5. Representations**

5.1 Bromyard Town Council - Support this application

5.2 One letter of objection has been received from Mr & Mrs Delahay of Winslow Lodge who raise concerns that their amenity and enjoyment of their property will be affected through the introduction of floodlighting. The floodlighting will be within 20 metres of the property and its introduction will result in nuisance both from the light and also the noise generated through the increased use of the first team pitch, particularly because the sleeping accommodation of their property is located closest to the pitch.

Mr & Mrs Delahay also state that they have no objection to the floodlighting proposed for the second pitch as this is sufficiently distant from their property.

5.3 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officer's Appraisal**

6.1 The limitation of the use of the first team pitch suggested by the Environmental Health Officer will not allow the rugby club to achieve its aim of improving facilities as stated. This is reflected in the information submitted as part of the application. The issue is therefore whether the benefits derived from this proposal in terms of improving facilities outweigh the harm that will be caused to the residential amenity of Winslow Lodge, these being the two most relevant criteria highlighted by Policy RST1.

6.2 The concerns raised by the objectors are entirely legitimate. Presently the pitch closest to their property can only be used during hours of daylight and the introduction of floodlighting would allow it to be used for much longer periods and hence they will continue to suffer a greater degree of nuisance, not from the floodlights themselves, but by the noise associated with the use of the pitch. This can be controlled by a condition to limit the use of the pitch but that suggested by the Environmental Health Officer does not meet the demands that the rugby club has identified.

6.3 On balance the harm that will be caused to the amenity of Winslow Lodge is unjustified. The proposal is therefore considered to be contrary to Policy RST1 of the

Herefordshire Unitary Development Plan and it is recommended that the application be refused.

**RECOMMENDATION**

**That planning permission be refused for the following reasons:-**

**The introduction of floodlighting to the first team pitch will result in a significant increase in its use in the evening on weekdays in particular. Its close proximity to Winslow Lodge is likely to result in an unacceptable level of detriment to its residential amenity, particularly by virtue of increased noise levels, and therefore the proposal is contrary to Policy RST1 of the Herefordshire Unitary Development Plan 2007.**

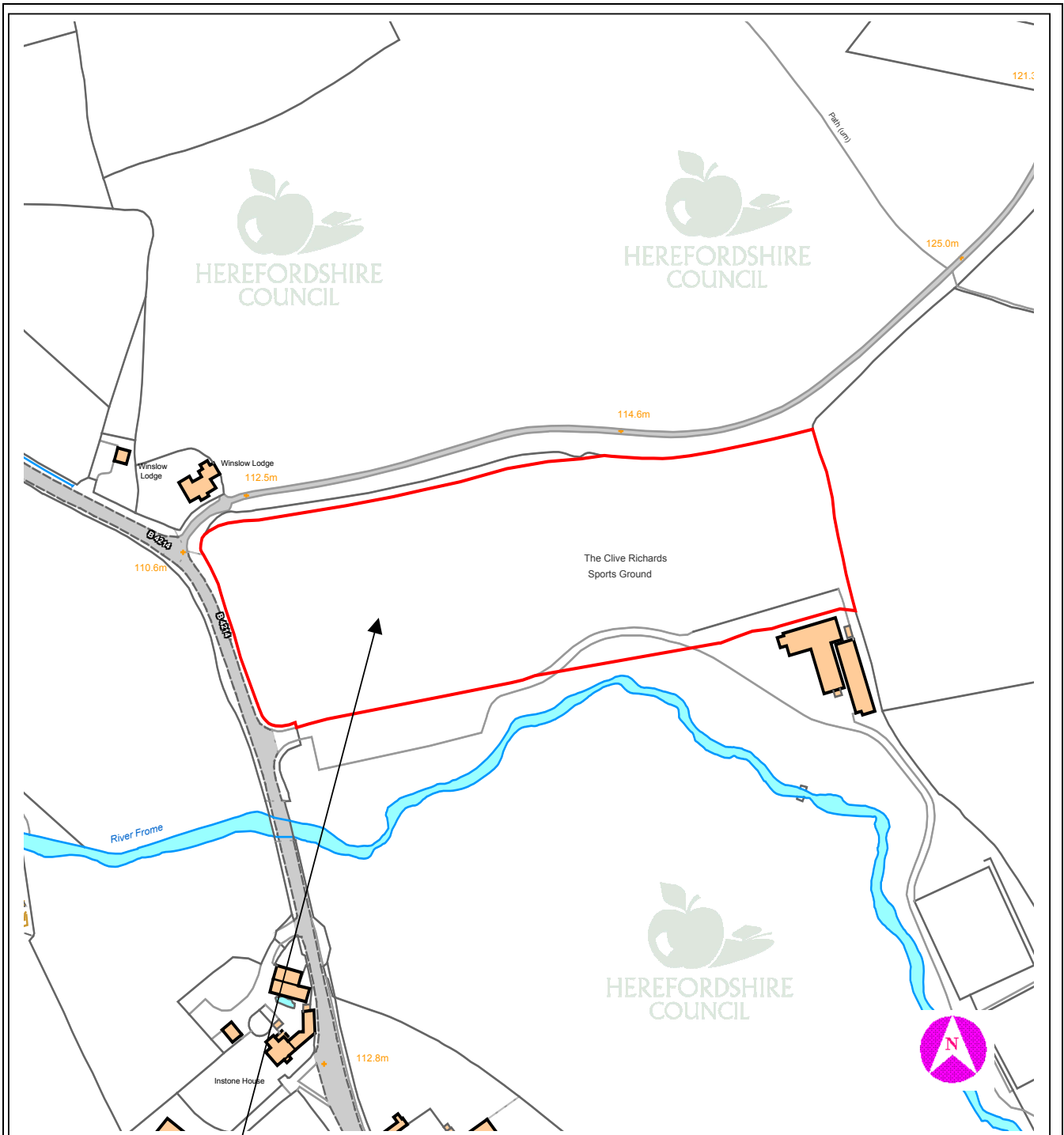
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2009/0209/F

**SCALE :** 1 : 2500

Grid ref: 65145574

**SITE ADDRESS :** Bromyard Rugby Club, Instone, Bromyard, Herefordshire

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