

8 DCNW2005/3526/F - PROPOSED FLOOD LIGHTS TO EXISTING RIDING AREA AT PAX COTTAGE, WOONTON, HEREFORD, HEREFORDSHIRE, HR3 6QH**For: W Blane Esq per Mr J Spreckley, Brinsop House, Brinsop, Hereford, HR4 7AS****Date Received:****2nd November 2005****Expiry Date:****28th December 2005**

Local Member: Councillor J Hope

Ward: Castle**Grid Ref:****35210, 51403****1. Site Description and Proposal**

- 1.1 The location for the proposed development is adjacent to an existing outdoor horse riding area that is positioned in open countryside.
- 1.2 The application proposes the installation of four floodlights designed by specialists Tamlite Technical to ensure minimal light pollution onto the surrounding area. A letter from the applicants agent states that his clients would be prepared to accept a condition limiting the use of the lights from 6 am to 9 pm.

2. Policies**2.1 Leominster District Local Plan**

A1 – Managing the District's Assets and Resources
A2 – Settlement Hierarchy
A9 – Safeguarding the Rural Landscape
A13 – Pollution Control
A18 – Listed Buildings and their Settings
A24 – Scale and Character of Development
A41 – Protection of Agricultural Land
A78 – Protection of Public Rights of Way

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
DR1 - Design
DR2 – Land Use and Activity
DR4 – Environment
DR14 – Lighting
E11 – Employment in the Smaller Settlements and Open Countryside
E15 – Protection of Greenfield Land
NC1 – Biodiversity and Development
HBA4 – Setting of Listed Buildings

3. Planning History

- 3.1 NW04/1953/F - Retrospective change of use to riding school and equestrian centre - Approved 19th July 2004
- 3.2 96/0402/N - Conversion of existing dwelling into two dwellings - Refused 30th May 1996

4. Consultation Summary

Internal Council Advice

- 4.1 Highways Manager has no objections to the proposed development.
- 4.2 Environmental Health & Trading Standards Manager comments will be reported verbally.

5. Representations

- 5.1 Almeley Parish Council raise no objections as long as the lighting is restricted to the proposed hours so that others are not affected. Light pollution must be avoided.
- 5.2 Representations have been received from two different households:
 - J & H Lubon, Rosemary Cottage, Woonton
 - M Jones, Broadfield, Kinnersley, Hereford

The letters raise concerns about:

- Need for floodlighting at the premises
 - Impact of floodlighting on surrounding area
 - Impact on surrounding dwellings privacy
 - Lighting has been in place at Arena without prior planning approval.
- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The application proposes four number floodlights around an existing horse riding arena that has planning approval for business use. It is proposed to install the lights on poles measuring 10 metres in height.
- 6.2 The location is in open rural countryside and the nearest dwelling to the site is the applicants', known as 'Pax Cottage'. The site has reasonable natural vegetation surrounding it on its south eastern elevation all be it deciduous. Alongside the western elevation is the stable complex and 'Pax Cottage' both of which are in the control of the applicant.

- 6.3 Planning approval is sought for the proposed development as a result of pre-application discussions between the applicant and Planning Officers. As mentioned in the public representations of this report there were lights shining down onto the arena from existing stables, these lights also lit up the car parking area between the buildings and the arena. Therefore appropriate enforcement action would not of been straight forward.
- 6.4 The applicants have submitted information in support of the application which states that the four proposed floodlights have been designed by specialists at Tamlite Technical to ensure minimal light pollution onto the surrounding area. The information submitted as part of the application includes detailed technical data on a 'Isoleux' diagram that demonstrates the proposed light level within the arena of 300 lx reducing to a background level of only 2 lx when 30 metres outside the arena, and reducing to zero when 40 metres away from the arena.
- 6.5 The nearest dwelling to the proposed development site is approximately 60 metres away.
- 6.6 The issues of concern raised by the objections have been addressed earlier in this appraisal, the proposed lights are of such that they will cause minimal pollution impact on the surrounding environment and therefore the concerns raised by the Parish Council have been addressed.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 - A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - The floodlights hereby approved shall only be switched on between the hours of 7 am - 9 pm and at no other time.**

Reason: In order to protect the amenity of the surrounding area.

- 3 - The four floodlights shall be positioned as such that they only shine onto the existing riding arena in accordance with the approved plans and not onto the surrounding countryside.**

Reason: In order to protect the amenity of the surrounding area.

- 4 - No other form of artificial flood lighting shall be erected within the vicinity of the application site. This includes the stable block adjacent to the application site.**

Reason: In order to protect the amenity of the surrounding area.

- 5 - The floodlights installed shall total four in number and be in accordance with the details submitted as part of the application subject to this approval.**

Reason: In the interests of visual amenity.

INFORMATIVES

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

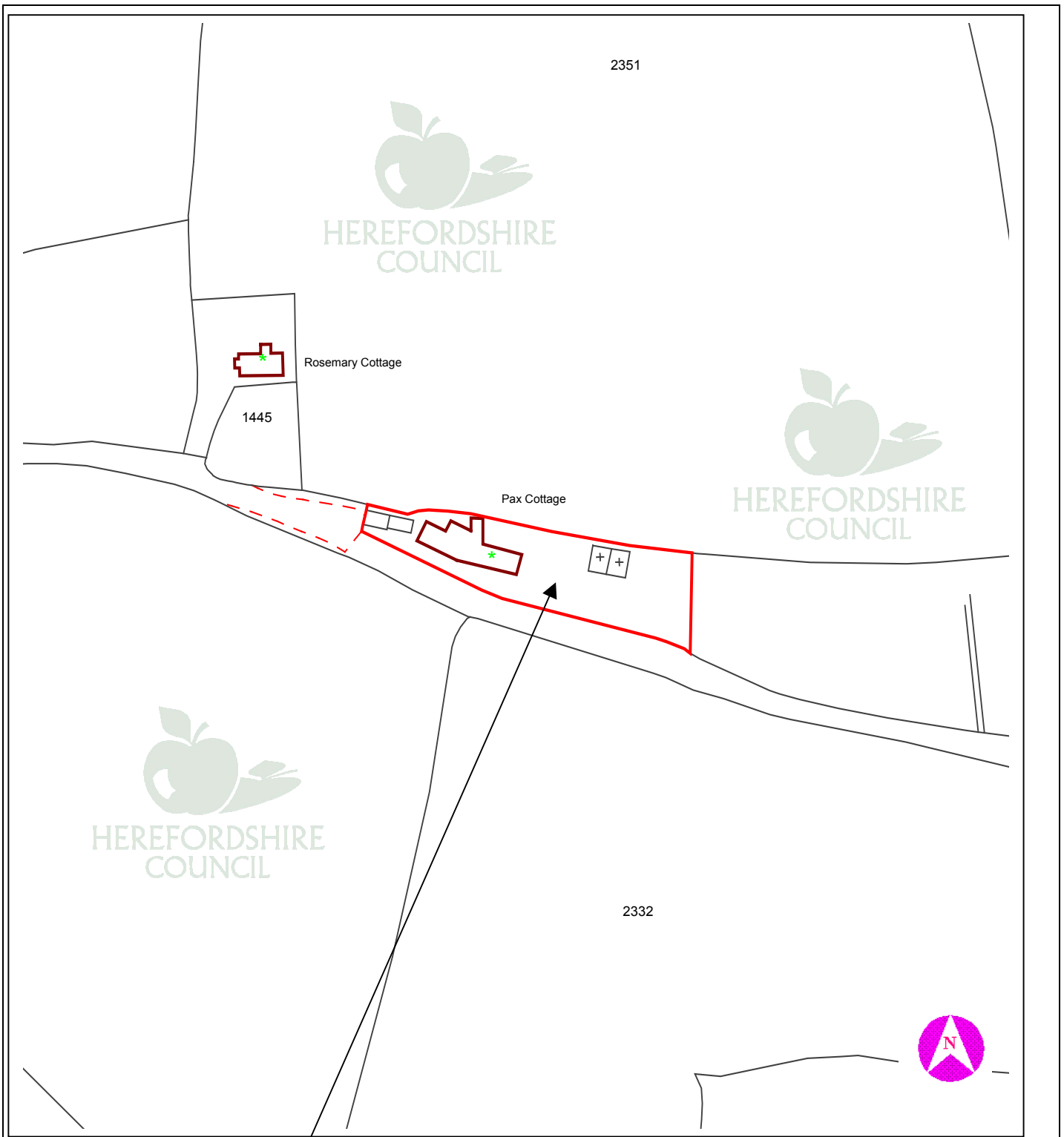
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/3526/F

SCALE : 1 : 1250

SITE ADDRESS : Pax Cottage, Woonton, Hereford, Herefordshire, HR3 6QH

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