

14 DCCW2006/1057/F - 4 NO. SPOT LIGHTS TO BOWLING GREEN AT ST. MARTINS BOWLING CLUB, ASDA SITE, ST. MARTINS, HEREFORD, HR2 7JF**For: The Club Secretary per Mr. R. Pritchard, The Mill, Kenchester, Hereford, HR4 7QJ****Date Received: 24th March, 2006 Ward: St. Martins & Hinton Grid Ref: 50456, 39227****Expiry Date: 19th May, 2006**

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

- 1.1 St. Martins Bowling Club has been relocated on the Asda development site and is located behind the dwellings fronting the northern side of Belmont Avenue (nos. 34-40).
- 1.2 The proposal is to erect four a total of floodlight columns in the corners of the bowling green. The columns are 8 metres high and would each carry a 400 watt lamp. The purpose of the lighting is to supplement the natural lighting at the end of a game. A cut-off time limit of 10pm is requested by the applicant.

2. Policies

2.1 Hereford Local Plan:

Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas – Development Proposals
Policy CON14	-	Planning Applications in Conservation Areas
Policy ENV18	-	External Lighting

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S8	-	Recreation, Sport and Tourism
Policy DR14	-	Lighting

3. Planning History

- 3.1 CW2002/3441/F Demolition of existing buildings and development of mixed-use scheme comprising Asda food store, community uses, residential development, replacement bowling green/club house, retained tramway and flood defence wall, parking, servicing, landscaping, new accesses and other highways infrastructure improvements. Approved 1st March, 2005.
- 3.2 DCCW2005/4050/F Four floodlights. Refused 6th February, 2006.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Conservation Manager: Observations awaited. Previous application - no objection.

5. Representations

5.1 Hereford City Council: "Hereford City Council requests that this planning application be determined strictly in accordance with the approved development plan applicable to the area of the parish of the City of Hereford. The City Council also makes the following additional representations: recommends refusal on grounds that siting of proposed lighting columns on drawing submitted cannot be identified."

5.2 Two letters of objection have been received from:

Mr. R. Walsh, 34 Belmont Avenue, Hereford.
J. Wales & Family, 40 Belmont Avenue, Hereford.

The main points points raised are:-

1. Noise pollution due to longer hours of play.
2. Light pollution into residential property.
3. Noise of cars starting up and doors being slammed late at night.
4. Proposal would be acceptable provided
 - (a) Lights not used after 10pm.
 - (b) No additional lights used to augment the 4 x 400 watt output.
 - (c) Not used more than 12 times in any one playing season.

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

6. Officers Appraisal

6.1 The bowling green lies to the north of the rear boundaries of nos. 34-40 Belmont Avenue, Hereford and the main issues for consideration are the impact on the residential amenity of neighbouring residents and the wider visual impact on the character of the surrounding area.

6.2 With regard to residential amenity the lighting is required to enable matches to finish at a time no later than 10pm and the applicant's lighting consultant has confirmed that any light reaching the nearby housing would be less than 1 lux. This is considered

acceptable having regard to the relationship of the lighting to the neighbouring dwellings and can be controlled by means of a condition.

- 6.3 The lighting will enable games to be finished/played in the twilight period. However having regard to the relatively quiet nature of the sport, the request to enable play to continue until 10pm is considered acceptable and unlikely to cause any serious amenity issues.
- 6.5 Finally, the visual impact of 8 metre floodlight columns is not considered to be detrimental to the amenity of the Conservation Area given the redevelopment that is occurring at this site.
- 6.6 Details of the extent of the playing season have been requested and will be reported verbally.

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. **A06 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. **The floodlights shall be turned off no later than 10.00 pm.**

Reason: To minimise the impact of the floodlights and to protect the residential amenity of nearby dwellings.

- 4. **F34 (Restriction on level of illuminance of floodlighting (sports grounds)).**

Reason: To minimise the impact of the floodlights and to protect the residential amenity of nearby dwellings.

Informative:

- 1. **N15 - Reason(s) for the Grant of Planning Permission.**

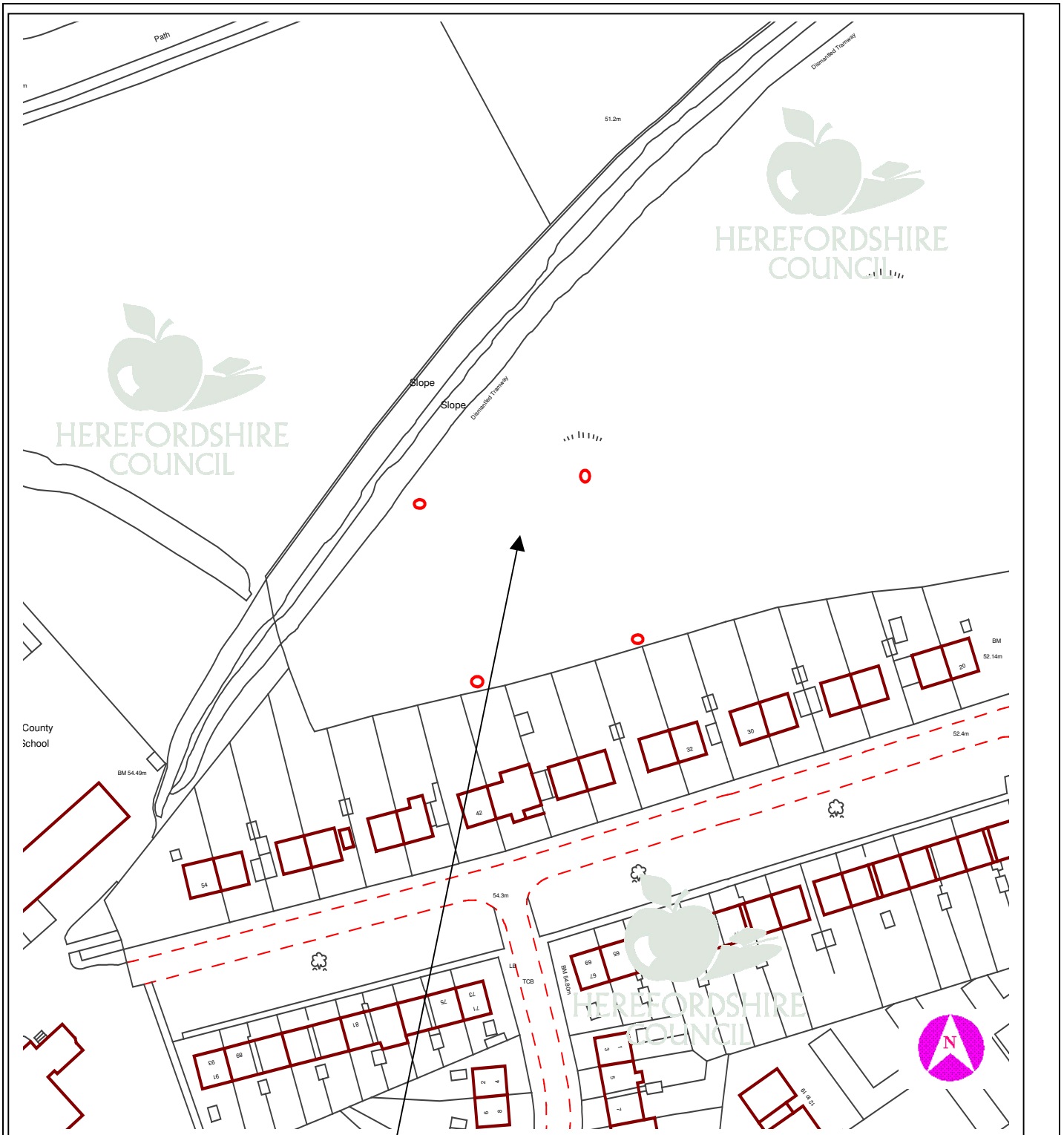
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1057/F

SCALE : 1 : 1250

SITE ADDRESS : St. Martins Bowling Club, Asda Site, St. Martins, Hereford, HR2 7JF

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