

## ITEM 8

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<b>APPLICATION NO.</b>	18/02125/VARN
<b>APPLICATION TYPE</b>	VARIATION OF CONDITIONS - NORTH
<b>REGISTERED</b>	09.08.2018
<b>APPLICANT</b>	Farleigh School
<b>SITE</b>	Farleigh School, Stockbridge Road, Red Rice, <b>UPPER CLATFORD</b>
<b>PROPOSAL</b>	Variation of Condition of 2 of 16/01098/FULLN (Erection of floodlights to existing artificial turf pitch) to substitute plans to provide modern and efficient lighting.
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Mrs Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site comprises of a school located within a parkland setting. There are a number of substantial buildings around the pitch – including teaching blocks and a swimming pool. The pitch is also surrounded by mature trees and the car park.

### 3.0 PROPOSAL

- 3.1 To vary condition 2 of the original planning permission to amend the floodlighting scheme. Other than the alterations to the floodlight scheme the scheme is the same as permitted under 16/01098/FULLN. The main changes from the previous scheme is the type of lights and the light levels which have reduced from 383 to 352 lux. The reason for the reduction in light levels is because the lights will be more focussed onto the pitch. The lights would be LED type lights which would be more long lasting, future proof and substantially cheaper to run.

The floodlights would be positioned in the same locations and previously approved – 6 in total with 3 either side of the pitch evenly spaced out. There would be approximately 35 metres between each light on each respective side (east and west). The site is in a relatively remote setting and therefore consideration needs to be taken to ensure that dark skies are maintained.

The application 16/01098/FULLN established the principle of the development and granted permission for the erection of floodlights to existing artificial turf pitch. This application seeks to vary the approved plans to address the alterations to provide modern and efficient lighting.

The proposed floodlights are consented to be positioned on the east and west side of the pitch. The consented scheme for floodlighting was for the old style metal halide lights. The proposed lights are LED which are more long lasting and sustainable.

4.0 **HISTORY**

4.1 16/01098/FULLN - Erection of floodlights to existing artificial turf pitch– Permission subject to conditions 23.11.2016.

**02. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Site Location Plan; HL250S13/3/AL5760; HLS00619.2; 1512/02.**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

4.2 15/00853/FULLN - Erection of music school and associated parking– PERMISSION subject to conditions 03.07.2015.

4.3 15/00490/FULLN – Installation of an all weather pitch with fencing, landscaping and revised car parking layout – PERMISSION subject to conditions 03.08.2015.

4.4 13/01088/FULLN – Single storey extension to north west elevation and canopy to south east elevation to create all weather outdoor play area– PERMISSION subject to conditions 02.07.2013.

4.5 11/01055/RESN - Erection of science block (revised details of 09/01013/OUTN) – permission 08.07.2011.

5.0 **CONSULTATIONS**

5.1 **Sport England: No Objection.**

*Sport England has consulted the national governing bodies for sport on the proposal and has received the following comments: England Hockey have no objection to the installation of new floodlights to support the existing Artificial Grass Pitch (AGP). However England Hockey would like to see the floodlight restriction extended to 9.30pm during the week to allow for future training needs from a local hockey club. Andover Hockey Club currently plays at a site 3 miles away, which would make this an ideal second pitch, as and when required. Sport England would welcome consideration of a community use agreement to secure potential community use of the sports facility.*

5.2 **Landscape: comment only**

The lighting levels are indicated to be at a lower level than previously approved – therefore any reduction in the overall glow that may be seen within the landscape is considered a minor benefit compared to the previous scheme. Assuming that conditions for limiting light use /times remains the same to limit any impact to the landscape.

**5.3 Environmental Protection: Comments/No objections.**

The application seeks to substitute different luminaires from those originally approved. The predicted 5 lux contour impinges further onto the footprint of the premises described as 'The Kennels' than was previously the case. The Institute of Lighting Professionals Guidance 2011 states that a E1 (natural) and E2 (rural) pre-curfew illumination at windows should not exceed 2 or 5 lux respectively. It is likely that both of these targets would be met but confirmation is required from the lighting engineer. It is also prudent to obtain confirmation of the expected luminaire intensity also, with particular attention to the residents of The Kennels.

Further information/revised plan was submitted to address the above comments and the Environmental Protection Officer has confirmed that this is satisfactory provided the installations are in accordance with the revised details then this removes concerns about the impact on amenity.

**5.4 Ecology: Comments, No Objection.**

The key consideration is of the potential impacts to bats. The floodlights will only be in use until 1900 hours and therefore would not result in any illumination of the adjacent wooded/scrub habitat during key bat emergence/foraging times. The proposed amended design would not significantly alter the pattern or level of light spill over that already approved.

**5.5 Design and Conservation: No Objection.**

It is not considered that the proposed change will alter the impact on the settings of the heritage assets – this is the assumption that the conditions with regards to the timings remain the same.

**6.0 REPRESENTATIONS Expired 13.9.18**

**6.1 Upper Clatford Parish Council: No Objection**

On the assumption that light spill is no greater and timings remain the same.

**7.0 POLICY**

**7.1 Government Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

**7.2 Test Valley Borough Revised Local Plan (2016)(RLP)**

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E8: Pollution

E9: Heritage

**7.3 Supplementary Planning Documents (SPD)**

Upper Clatford and Anna Valley VDS 2002 – this refers to the landscape setting of the settlement and its relationship with the surrounding agricultural areas and how this should be maintained.

**8.0 PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Character of the area
- Amenity

**8.2 Character of the area**

The school already has column floodlighting around the existing tennis courts. The height of the columns remains the same as approved; at 13 metres. The pitch is sited approximately 40 metres from the nearest residential dwelling and added to this distance there is established landscaping around the site and therefore the visual impact on the character of the area is considered to be minimal.

**8.3 Amenity**

The nearest neighbours are The Kennels, approximately 45 metres west of the pitch; and South Lodge, approximately 63 metres to the north. The pitch is located more than 40 metres away from The Kennels, and this distance combined with the existing mature landscaping would ensure that the proposed lights do not lead to any unacceptable adverse impact on the occupant's amenity in terms of light pollution.

8.4 The proposal would provide for the privacy and amenity of neighbouring properties and would comply with Policy LHW4 and Policy E8.

The revised plan has been reviewed by the Environmental Protection Officer and has confirmed that provided the lights are installed in accordance with the revised details, then the concerns about amenity impacts have been addressed.

**8.5 Other Matters**

Sport England have raised concerns regarding the hours of use as England Hockey would like to see the floodlight restriction extended to 9.30 pm during the week. Andover Hockey Club currently plays at a site 3 miles away so this pitch would make an ideal second pitch.

The hours of use have been agreed in the consented permission (16/01098/FULLN) – between the hours of 0800 and 1900 Mondays to Fridays, 0900 and 1800 hours on Saturdays and not at all on Sundays. The reason for this restriction was to prevent undue light pollution and to avoid impacts to bats in accordance with policies E2, E5 and E8.

This application does not seek to alter or remove this condition and it is considered that it is still necessary and reasonable to apply this condition to the officer recommendation.

Whilst Sport England have requested consideration of a community use agreement this would not be reasonable to request in the context of this previously consented sports pitch.

**9.0 CONCLUSION**

9.1 The proposal to vary condition 2 of 16/01098/FULLN is considered acceptable as the character of the area would be maintained and the proposal would not give rise to any unacceptable amenity impacts in terms of light pollution or character issues. The proposal is in accordance with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

**10.0 RECOMMENDATION**

**PERMISSION subject to:**

1. **The development hereby permitted shall be begun before 23 November 2019.**  
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers HL250513/3/ALS760, HLS00619.2, 1512/02**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The floodlights hereby permitted shall only be used between the hours of 0800 and 1900 Monday-Friday, 0900 and 1800 hours on Saturdays, and not at all on Sundays.**  
**Reason: To prevent undue light pollution and to avoid impacts to bats in accordance with Test Valley Borough Revised Local Plan 2016 Policies E2, E5 and E8.**
4. **The floodlights shall be implemented in accordance with the details and plans as submitted with the application and shall not exceed the stated lux levels.**  
**Reason: To prevent undue light pollution in accordance with Test Valley Borough Revised Local Plan 2016 Policies E2 and E8.**
5. **The development hereby permitted shall be carried out in accordance with Section 6 “Recommendations and Enhancements” of the submitted Bat Survey Report (Ecology By Design, July 2015).**  
**Reason: To avoid impacts to bats in accordance with Test Valley Borough Revised Local Plan 2016 Policy E5.**

**Note to applicant:**

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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