

APPLICATION REPORT – 19/00659/FUL

Validation Date: 9 July 2019

Ward: Chorley North West

Type of Application: Full Planning

Proposal: Erection of 6no. 10m high lighting columns to existing bowling green

Location: The Chorley Subscription Bowling Green Co Windsor Road Chorley PR7 1LN

Case Officer: Mrs Hannah Roper

Authorising Officer:

Applicant: Chorley Subscription Bowling Green Company Ltd

Agent: Mrs Anne Harling, Chorley Subscription Bowling Green Company Ltd

Consultation expiry: 13 August 2019

Decision due by: 10 October 2019 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that the application is approved, subject to conditions.

SITE DESCRIPTION

2. The application relates to the bowling green at Chorley Subscription Bowling Green Club located on Windsor Road, Chorley. The site fronts onto Windsor Road and consists of a bowling green, adjacent car park to the north and club buildings along the road frontage. The surrounding area is residential in nature with dwellings directly surrounding the site on three sides.

3. The site lies within the settlement area of Chorley and the Windsor Road, Queens Road and Southport Road Locally Important Area as defined by the Chorley Local Plan 2012 - 2026.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the erection of 6no. 10m high floodlights. Each structure would have a cross arm with three lights located upon it. These would be located along either side of the bowling green. No lights would be located at either end.

5. The lights would not have an automatic 'cut out' mechanism and permission is sought for the use of the lights until 10:30pm on any day required.

REPRESENTATIONS

6. Three letters have been received citing the following grounds of objection:

- Light already shines into bedroom windows from current lighting
- The club house is a period property and the proposal would degrade the appearance
- The materials look cheap on top of the existing ugly parking lights

- There should be restrictions on the time and amount of use
- Concerns over noise in relation to matches and functions
- The proposals would be out of character
- The lighting would impact on a 'locally important area' defined in the local plan
- Scientific studies have proven that exposure to LED lighting impacts on sleep

CONSULTATIONS

7. Regulatory Services - Environmental Health – Have no objection subject to compliance with guidance provided.

8. CIL Officers – Comment that the proposal is not CIL liable.

PLANNING CONSIDERATIONS

Impact on the character of the area and street scene

9. *Policy BNE1 of the Chorley Local Plan 2012 - 2026 outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the streetscene by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, materials orientation, use of materials.*

10. *Policy BNE8 of the Chorley Local Plan 2012 - 2026 states that applications will be granted where they sustain, conserve, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment where they show consideration of the conservation of features and the reinstatement of features.*

11. The application site is located within the Chorley Settlement Area as defined by the Chorley Local Plan 2012 - 2026. Policy V2 states that 'within settlement areas excluded from the Green Belt, and identified on the policies map, there is a presumption in favour of sustainable development, subject to materials planning considerations and the other policies and proposals within the plan.

12. The site is located within a predominantly residential area and within the bowling green site. Whilst there are bungalows in the area there are also Victorian properties and a mixture of different aged properties from Victorian dwellings to relatively modern flats. Streetlights and chimneys, many with television aerials, are a prominent feature in the locality. Whilst it is acknowledged that the proposed floodlights would be tall, given their screened location within the site and the nature of the surrounding streetscape, it is not considered that they would impact detrimentally on the wider locality or street scene to such an extent to justify a refusal contrary to policies BNE1 or BNE8 of the Chorley Local Plan 2012 - 2026.

Impact on the amenity of neighbouring occupiers

13. *Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development including free standing structures provided that the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or by creating overbearing impacts.*

14. *Policy BNE6 of the Chorley Local Plan 2012-2026 states that development requiring eternal lighting must include details of the lighting scheme as part of the application. Lighting schemes will be permitted provided that the lighting is the minimum required for security and public safety, light spillage would be minimal and there would be no nuisance to neighbour or adverse effect on the character of the area.*

15. The bowling club is located in a predominantly residential area with dwellings located on all three sides. The nearest property is number 17 Shaftesbury Place which is directly adjacent to the rear of the bowling green. Properties on Windsor Close are separated from the bowling club by their rear gardens and numbers 1 and 1a are both separated by the car park and are perpendicular to the bowling green.

16. The proposed lights would be focussed upon the bowling green. The applicant has submitted light spillage diagrams to demonstrate the impact of the proposed lights. These have been reviewed by the Council's Environmental Health department who have responded stating that they do not consider that provided their advice is followed with regard to installation of the floodlights that there would be a resulting detrimental impact on the surrounding area. As such it is considered that the proposal is in accordance with the relevant policy.

17. It is proposed that the floodlight would have a manual 'cut out' rather than an automated timer and it is proposed that the lights be in use up to 10:30pm. Given the residential nature of the surrounding area and the height of the proposed lighting columns it is considered that regardless of lack of impact on the surrounding properties that the latest use of the lights should be restricted to 9pm. This can be secured through the use of a condition. Without an automatic timer, this would be the responsibility of the bowling club to manage.

CONCLUSION

18. The proposed floodlights would not impact detrimentally on the surrounding street scene or locality and it has been demonstrated, subject to adherence to Environmental Protection guidance, that there would be no adverse impact on the occupiers of neighbouring dwellings. The proposal is, therefore, considered to be in accordance with policy.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 01/00033/FUL **Decision:** PERFPP **Decision Date:** 12 March 2001
Description: Replacement of timber pavilion with brick-built pavilion

Ref: 81/00625/FUL **Decision:** PERFPP **Decision Date:** 30 June 1981
Description: Extension for Board Room

Ref: 76/00702/FUL **Decision:** PERFPP **Decision Date:** 14 September 1976
Description: Toilet, Kitchen Extension

Ref: 75/00441/REM **Decision:** PERRES **Decision Date:** 29 September 1975
Description: 3 Squash Courts and Changing Accommodation

Ref: 75/00710/FUL **Decision:** WDN **Decision Date:** 5 November 1975
Description: 3 squash courts and changing accommodation

Ref: 5/1/02127 **Decision:** PERFPP **Decision Date:** 8 November 1963
Description: Car Parking facilities

Suggested conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed External Lighting to Bowling Green Plan - Location of Columns	N/A	9 July 2019
Proposed External Lighting to Bowling Green Plan - Location Plan	N/A	9 July 2019
Proposed External Lighting to Bowling Green Plan - Elevation - Indicative View (from North East)	N/A	9 July 2019

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

3. The floodlights hereby permitted shall not be used before 15:00 hours or after 21:00 hours on any day of the week.

Reason: In the interests of the amenities of neighbouring properties.