

**Item D. 2**                      **06/00004/FUL**      **Permit Full Planning Permission**

**Case Officer**                      **Miss Caron Taylor**

**Ward**                                      **Eccleston And Mawdesley**

**Proposal**                              **Retrospective application for the erection of replacement floodlights,**

**Location**                              **Conservative Club Bowling Green The Green Eccleston**

**Applicant**                              **Eccleston Bowling Club**

**Background:**                      The Conservative Club Bowling Green is situated off The Green, Eccleston. It is accessed via a track down the site of St. Mary's Primary School playground.

**Proposal:**                              The application is for the erection of replacement floodlights (retrospective).

**Planning History:**                      The most recent history on the site is the erection of a bowling green pavilion, permitted by 99/00911/FUL.

**Planning Policy:**                      LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space.  
EP21A: Light Pollution

**Applicant's Case:**                      The Chairman of Eccleston Bowling Club on behalf of the Bowling Committee states that the original floodlights were installed at least 45 years ago and had become badly corroded. It was therefore necessary to replace them for safety reasons. As the lights had been in place for such a long period of time they were unaware that planning permission was necessary to replace them, hence the retrospective application.

The lights are only used for match play during April and the latter part of September each year and are switched off by 10pm at the latest. The green is closed usually the first week in October and does not open again until Easter the following year. The floodlights should not cause any problems with neighbours in Sagar Street.

**Consultations:**                      The Head of Environmental Services states they have no record of any complaints regarding the lighting at this club and therefore they have no objection to the proposal.

**Representations:**                      Four letters have been received from residents of Sagar Street.

There have been two letters of support. One letter supports the application as the previous lights had been there for as long as they could remember and not caused any inconvenience. Another states they have no objection as they have had no problems over the last 30+ years with the lights.

Two letters object to the lights. One letter states that although they do not object to the principle of the bowling green using external lights, the new lights are higher, bigger and much brighter than the previous lights. They state that the height and size of the new lights is out of keeping with the village area, and seem excessive for the small area they need to light. The objector states they have seen the floodlights in use and are concerned how bright they are and the amount of light spillage onto their property. The garden, backrooms of their house and particularly their bedroom are all floodlit when the lights are in use. They feel the level of light pollution is intrusive and ruins the character of the local area.

The second objection letter also states that they do not object to the replacement lights per se but that the new ones are at least a metre higher than the ones they replace. They are also concerned about the amount of light pollution generated by the new lights as although the application states the new lights are a lower wattage than the old ones, the luminescence is greater causing more obtrusive light. They are particularly concerned about the light from one particular floodlight standard.

**Assessment:**

The bowling green is covered by Policy no. LT14 of the Local Plan, which seeks to maintain land in recreational use. The lights therefore comply with this policy.

Policy no. EP21A covers light pollution. The policy states that the amount of light spillage should be minimised and there will be no nuisance to neighbours or adverse effect on the character of an area.

**Neighbour Amenity**

Although the application states that the replacement lights have a lower wattage than the previous lights, lamp light output is measured in lumens, which is not the same as wattage, and it is the lumens that are important in combating obtrusive light.

A site visit has been made by the case officer to view the floodlights when switched on, in relation to the properties on Sagar Street. There is light spillage onto the rear of these properties as the lights are not particularly angled down onto the bowling green, particularly from the two lights at the south east and south west corners of the green which face towards the houses.

The chairman of the bowling club has been contacted regarding this issue and the lights are going to be angled down onto the green in consultation with the residents who have concerns about the lights. It may also be necessary to fit hoods to the lights.

Although residents state that the new floodlights mounting poles are at least a metre higher than the ones they replace, it is not considered that the extra height has such a detrimental impact on the area as to warrant refusal of the application. The higher mounting of the lights will allow the angle of the beam to be lower, which can assist in reducing glare. In addition, the bowling green

is not situated directly against The Green but to the rear of St Mary's Primary School playground and next to a car workshop, clad in green profile sheeting, which also back onto Sagar Street, so the lights do not look out of place in the immediate area.

**Conclusion:** The principle of floodlighting to the bowling green is acceptable. The bowling green has been previously lit and a condition shall be attached to the permission that the lights shall be switched off at 10pm, in the interests of neighbour amenity.

The lights do need to be adjusted to reduce the amount of obtrusive light to the properties on Sagar Street. However, as the application is retrospective, rather than impose a condition requiring a scheme for the mitigation of light pollution to be implemented, it is recommended that the decision be delegated to the Head of Development and Regeneration to allow Officers to ensure the lights can be adjusted to the satisfaction of the Local Planning Authority in accordance with Policy No. EP21A before the application is determined.

**Recommendation:** **The decision be delegated to the Head of Development and Regeneration**

#### **Conditions**

1. The floodlights hereby permitted shall only be used in conjunction with the use of the site for bowling and shall not be illuminated between the hours of 22.00 hours and 10.00 hours.

*Reason: In the interests of neighbour amenity and in accordance with Policy no. EP21A of the Adopted Chorley Borough Local Plan Review.*

2. Within one month of the date of this permission a scheme for the mitigation of light pollution shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify the angle of the floodlights from the vertical and the use of any baffle or shields including their position. The approved mitigation scheme shall be implemented within three months of the date of this permission. The angle of the lights and any baffles or shields fitted to the lights as approved in writing shall be retained at all times thereafter.

*Reason: In the interests of neighbour amenity and in accordance with Policy EP21A of the Adopted Chorley Borough Local Plan Review.*

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