

Item B. 5	07/00736/FUL	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Retrospective application for the installation of all weather pitch and multi-use games area (MUGA), installation of floodlights to pitches and installation of fencing to pitches	
Location	Land 170m West Of Gelston Dawson Lane Whittle-Le-Woods	
Applicant	Redrow Homes (Lancashire) Ltd	
Proposal	<p>The application relates to a retrospective application for the installation of an all weather pitch and multi games area (MUGA) associated with the Buckshaw Village development. The application also includes the installation of floodlights around the pitches and the erection of fencing around the boundary of the pitches.</p> <p>The floodlights have already been erected and incorporate 15.4 metre high lights to the all weather pitch. There are 8 columns in total with twelve floodlights. The four corner columns incorporate one floodlight whilst the four central columns incorporate two floodlights. The floodlights around the MUGA are 6.25 metres in height and there are four in total</p> <p>Fencing has also been erected around the pitches which measures 3 metres in height around the MUGA and a combination of 3 metres high and 5 metre high fencing around the all weather pitch.</p>	
Planning Policy	GN2- Royal Ordnance Site- Euxton DC1- Development in the Green Belt EP20- Noise EP21A- Light Pollution LT12- Golf, Other Outdoor Sport and Related Development	
Planning History	97/00509/OUT- Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Approved November 1998 02/00748/OUTMAJ- Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Approved December 2002 06/01351/FUL- Installation of all weather pitch and multi use games area (MUGA), installation of floodlights to pitches and installation of fences to pitches. Withdrawn	

07/00098/FUL- Proposed sports changing facility and maintenance building with associated car park. Approved March 2007

Representations

Consultations

The Director of Streetscene, Neighbourhoods and the Environment has no comments to make

Assessment

Provision of outdoor sports facilities was incorporated into the 2002 outline planning permission and included within the Section 106 Agreement of December 2002. The Section 106 Agreement states that not more than 500 residential units shall be occupied until the Outdoor Sports Facilities and Sports Changing Rooms have been laid out, constructed and completed in accordance with a scheme to be submitted to and approved in writing by Chorley Council.

The scheme includes an all weather pitch which measures 101 metres by 63 metres and a multi use games area which measures 36 metres by 17.5 metres. Floodlights have been erected around the pitches. The floodlights serving the all weather pitch incorporate 15 metre high columns with lights attached to the top, this takes the height of the floodlights to 15.4 metres. There are 8 floodlights in total around the all weather pitch. The floodlights serving the MUGA incorporate 6 metres high columns with lights attached above, this takes the overall height to 6.25 metres. There are four floodlights in total around the MUGA

The site is located within the Green Belt where there is a presumption against inappropriate development. The proposal incorporates outdoor sport provision and the floodlights and fencing are associated with the sports provision. In accordance with Policy DC1 and Government advice contained in PPG2: Green Belts essential facilities for outdoor sport and outdoor recreation are considered to be appropriate development within the Green Belt. Floodlights however are not considered to be appropriate development particularly in Green Belt areas as they can create a visually intrusive feature particularly when located within large area of open countryside. In this situation however it is considered that as the lights are located within the built up edge of Buckshaw Village and forms part of the original "urban village" concept this accounts to very special circumstances to allow floodlights in this location.

The previous application was withdrawn as the Highways Engineer at Lancashire County Council raised a number of concerns in respect of the floodlights. These concerns included clarification in respect of the impact on the users of Dawsons Lane and the impact on the nearby residential properties. Further clarification was required in respect of the usage and time limits of the floodlights and further information in respect of the floodlights around the MUGA. Due to this requirement for further information the application was withdrawn to enable further consultation with the County Council. The County Council have been consulted on the current application but at the time of writing this report a formal response had not been received.

The floodlights will enable the pitches to be used during the evenings which has the potential to impact on the neighbours amenities through noise and disturbance when the pitches are in use. To ensure that the use of the pitches does not result in an unacceptable level of disturbance to the detriment of the neighbours amenities an hours condition will be attached to the recommendation limiting the amount of time the floodlights can be illuminated and the pitches can be used.

The fencing has already been erected around the pitches. The majority of the fencing is 3 metres high although 5 metre high fencing has been erected at the east and west boundary of the all weather pitch. 5 metre high fences are required around the all weather pitch to act as a defence when the pitches are being used. The fences have been designed as mesh fencing which allows views through. Although the fences will be visible within the surrounding area the design ensures that their impact is reduced and will not detrimentally impact on the visual amenities of the surrounding area.

Conclusion

It is considered that the pitches are appropriate development within this location and the associated floodlights although not appropriate are justified due to the location of the application site. There are still a number of outstanding issues in respect of the floodlights and the concerns raised by the Highways Engineer relating to the previous application. Further comments received will be reported on the addendum. This notwithstanding it is considered that the floodlights are required to enable the continuous use of the pitched particularly in the winter months and as such the proposal is recommended for approval.

Recommendation: Permit Full Planning Permission Conditions

1. The use hereby permitted shall be restricted to the hours between 8am and 10pm Sunday to Thursday and 9am to 11pm Friday and Saturday. The floodlights hereby approved shall not be illuminated between the hours of 10pm and 8am Sunday to Thursday and between 11pm and 9am Friday and Saturday. Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EP20 and EP21A of the Adopted Chorley Borough Local Plan Review.
