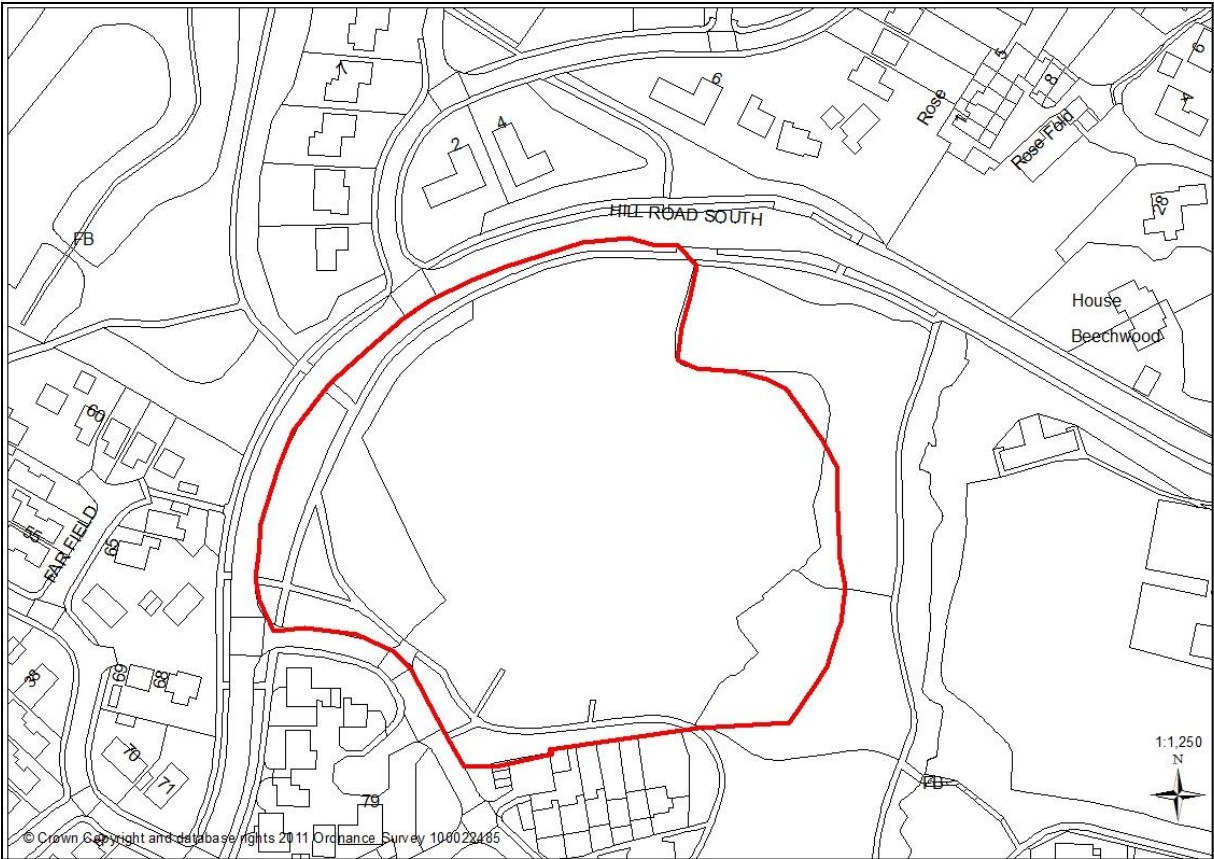


Application Number	07/2016/0814/FUL
Address	Walton Le Dale Recreation Ground Higher Walton Road Walton-Le-Dale Lancashire PR5 4HB
Applicant	Mr Stephen Bennett
Development	Part retrospective application for the erection of palisade fencing, the installation of 8no light boxes at 4m high and widen existing access road
Officer Recommendation	Approval with Conditions
Date application valid	17.10.2016
Target Determination Date	12.12.2016
Extension of Time	28.02.2017



1. Introduction

1.1. This application has been brought before Committee as a member of the Planning Committee has involvement with this site.

2. Report Summary

2.1. This application was brought before committee in January 2017, but was deferred to obtain additional information following a request by the applicant at Committee to remove one of the recommended conditions.

2.2. The application refer to an established sports facility, accessed off Higher Walton Road. Permission is sought for retrospective permission for erection of palisade fencing and hedgerow. The application also includes widening of existing access road, and installation of 8 no: 4m high floodlights.

2.3. The proposal has been assessed by statutory consultees who have no objection subject to imposition of conditions. Neighbour representation has not been made.

2.4. This proposal is considered to be in keeping with the nature of the area and existing development, and is considered to be in accordance with all relevant policies of the South Ribble Local Plan, Central Lancashire Core Strategy and National Planning Policy Framework. It is therefore recommended for approval subject to conditions

3. Application Site and Surrounding Area

3.1. The application refers to Walton Le Dale recreation ground; a large tract of land in formal use as a sports field, accessed via narrow driveway between no's 32 and 34 Higher Walton Road. Bounding the site in the north are residential properties, in the east are allotment gardens and Massey Feeds Mill and in the west are Holland Nurseries. To the south of the site is a deep tract of land beyond which is the River Darwen. The clubhouse sits to the far south-eastern corner of the facility and cannot be seen from the road.

3.2. The site is designated under Policy G7 (Green Infrastructure) of the South Ribble Local Plan.

4. Site Context / Planning History

4.1. There are six applications on the history of this site; the only one of relevance is 07/2001/0806 for erection of 8 floodlights adjacent to the bowling green. This was approved in 2002 but was subject to conditions to prohibit late evening (after 9.30pm) and winter use in the interests of residential amenity.

5. Proposal

5.1. The application proposes installation of 8 no: 4m high lighting columns, widening of existing internal access road and new hedgerow. The applicant also seeks retrospective permission for installation of palisade boundary fencing and hedgerow.

5.2. *Lighting* – proposed are 8 no: 4 m lighting columns in an 'L' shaped formation immediately alongside the clubhouse – 2 rows of 4. One length would back onto the bowling green whilst the second length would abut Holland Nurseries. All lighting would be directed onto the recreation ground, although the row closest to the clubhouse itself would face in the general direction of residential properties; the closest being 80m away.

5.3. Some concern arose originally around the potential lack of control of proposed motion sensor lighting; particularly late in the evening and during unauthorised use of the ungated site. The applicant has since agreed to replace motion sensors with timer controls, but to allow full use of the sports facility requests a compromise extended time of 11.30pm (existing bowling green lighting restricted to 9.30pm). Both lights and this additional use have been assessed by Environmental Health and are considered acceptable.

5.4. *Road widening* – a 2.5m wide area of existing field would be taken to widen the access roadway – currently permeable, ‘crush and run’ type material. Although part of the recreation ground, this sliver of land is prone to flooding, and is of such a size that its loss is unlikely to impact upon the sites main sports use.

5.5. *Fencing* – Approx. 130m of 2m high, palisade fencing has already been installed to the boundary between the club site and Holland Nurseries to restrict unauthorised access through the neighbouring property. A screening hedgerow has also been planted outside of this area but within the sites ownership.

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice has been posted and twenty six neighbouring properties have been consulted

6.2. Letters of Objection or Support

6.2.1. None received

7. Summary of Responses

7.1. **South Ribble Environmental Health** request that conditions are imposed with regards to hours of construction, cycle storage and electric vehicle charging points. As these last two points have no bearing on the proposal, and are not considered necessary in planning terms, they have been omitted. Amended lighting specifications have been assessed and are now considered acceptable.

7.2. **Lancashire County Council Highways** have no objections and are of the opinion that the proposed development will offer negligible impact on highway safety or capacity.

8. Material Considerations

8.1. Site Allocation and Policy Background

8.1.1. Local Plan Policy G7 (Existing Green Infrastructure) seeks to protect and enhance existing green infrastructure unless alternative provision of similar or better amenity space for the community is offered on another site, and where proposed development does not detrimentally affect the amenity value and nature conservation of the site. G7 however does state that *‘development will only be permitted where it is essential to enhance green infrastructure and/or connected facility which ensures greater public use and access’*.

8.1.2. Proposed changes are suggested wholly to allow improved use of an established community facility, and will not in any way compromise the sporting provision on site.

8.1.3. Layout and design of the scheme is fully compliant with this policy and the sentiments of Policy G17 (Design Criteria for New Development) which states that proposals should not impact upon or cause harm to neighbouring property and should not prejudice highway safety, pedestrian safety and the free flow of traffic. If anything this scheme benefits the latter on site during the darker months.

8.2. Impact of Development on Neighbouring Properties

8.2.1. The majority of properties in the vicinity are residential in nature, but separation coupled with the proposals orientation are such that loss of residential amenity is unlikely.

9. **Conclusion**

9.1. This proposal is considered to be in keeping with the nature of the area and existing development, and accords with all relevant policies of the South Ribble Local Plan, Central Lancashire Core Strategy and National Planning Policy Framework. It is therefore recommended for approval subject to conditions

RECOMMENDATION:

Approval with conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans as follows:
Site Plan (Ref Option 3)
External Lighting (Pettit Singleton 5433-E01 P1)
Proposed Floodlight Elevation (Partington & Associates)
Explorer Pro lighting technical specifications
Procter Fencing Products Palisade fencing detail (Ref BIO4/2.1m)
Lighting assessment (Pettit Singleton Associates E Mail 1.12.2016/15:38 - S Harrison/N Martin)
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. Any construction works associated with the development shall not take place except between the hours of: 0800 hrs to 1800 hrs Monday to Friday, 0800 hrs to 1300 hrs Saturday
No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
4. That prior to first use of the lights hereby approved, the lights shall be fitted with timer controls which shall be maintained and retained thereafter unless agreed in writing with the Local Planning Authority. Lights shall not be used at any time between 11.30pm and 7.30am on any day.
REASON: In the interests of the amenity of neighbouring residents in accordance with Local Plan Policy G17

RELEVANT POLICY

NPPF National Planning Policy Framework
Central Lancashire Core Strategy Policy 17 (Design of New Buildings)
Local Plan Policies G7 (Green Infrastructure) and G17 (Design)

NOTE

Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk