

UTT/14/1938/FUL (STANSTED)

(Application interest by Uttlesford District Council)

PROPOSAL: **Erection of floodlight on a pole with aerial extension.**

LOCATION: **Stansted Bowls Club, Recreation Ground, Stansted.**

APPLICANT: **Stansted Bowls Club.**

EXPIRY DATE: **25 August 2014.**

CASE OFFICER: **Clive Theobald**

1. NOTATION

1.1 Within Development Limits / Conservation Area.

2. DESCRIPTION OF SITE

2.1 The site comprises the Stansted Bowls Club, an established bowls club situated on the western side of Recreation Ground within the middle of the existing built up area of Stansted village. The club pavilion and car parking area are located at the front of the site, whilst the bowling green is situated at the rear. The site is bordered along its northern flank boundary by residential properties fronting onto Chapel Hill and along its southern flank boundary by the recreation ground. The site is bordered along its rear (western) boundary by additional residential properties (Spencer Close), whilst further residential properties line Recreation Ground opposite the site along its eastern side. The village fire station, including training structure is located onto the site's north-west corner.

3. PROPOSAL

3.1 This proposal relates to the erection of a 10 metre high column lighting pole with 425w (50w equivalent) halogen floodlight to be positioned along the site's southern flank boundary for use by Stansted Bowls Club in connection with essential evening green maintenance when required with the additional placing onto the pole of an aerial signal relay device (wireless outdoor bridge) to be used in connection with Uttlesford District Council's developing community CCTV system for Stansted where it is in the process of upgrading the current CCTV coverage for the village.

3.2 The proposed floodlight would be affixed at or near the top of the lighting pole, whilst the aerial relay device would be affixed on top of this for optimal operational reasons.

4. APPLICANT'S CASE:

4.1 None submitted with the application, although subsequent details received from applicant (Stansted Bowls Club) on 2 August 2014 in response to consultation comments expressed by the Council's Environmental Health Officer and comments made by local residents as follows:

- The existing 4 No. floodlights are positioned behind the clubhouse and directed towards the rear of the green, although are set at a lower level (3m) on a frame at

an oblique angle thereby reducing lighting intensity and effectiveness for proper ground maintenance (watering/feeding etc) if this needs to be done in the evening; The proposed floodlight would be positioned so that it would be directed towards the clubhouse on the lighting pole at a higher level and set at a more acute angle thereby spreading light more evenly over the green to enable more effective green maintenance, whilst also containing light within this area of the site;

- The floodlight would be switched on for approximately two to three times a month for a period of up to just an hour for this purpose;
- The floodlight would be of the normal switch type and would not be of the sensor security type as this is not required or intended;
- The floodlight would be of the softer halogen bulb type (50w equivalent watt) and can be reduced in wattage strength if considered necessary;
- The floodlight would not be used to facilitate artificially illuminated evening matches where such conditions are not conducive to bowling (matches normally finish around 8pm in natural daylight);
- Light deflectors/cowling can be fixed to the floodlight if required by the Council to contain light spread, whilst the light can be lowered on the pole if considered necessary.

5. RELEVANT SITE HISTORY

- 5.1 Extension to existing clubhouse approved in 1999. Removal of frontage closeboarded fence and resurfacing of front car parking area to bowls club approved in 2013. Erection of CCTV pole (retrospective) at top end of the recreation ground in front of Spencer Close (alternative scheme to that approved under UTT/13/0092/FUL) approved in 2013. Pole subsequently removed.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (NPPF).

6.2 Uttlesford District Local Plan 2005

- ULP Policy GEN2 – Design
- ULP Policy GEN4 – Good Neighbourliness
- ULP Policy GEN5 – Light Pollution
- ULP Policy ENV1 – Design of development within Conservation Areas

6.3 Uttlesford Local Plan – Pre-submission Local Plan, April 2014

- Policy DES1 – Design
- Policy HE1 - Design of Development within Conservation Areas

- 6.4 Stansted Mountfitchet Parish Plan (2011), Stansted Conservation Area Appraisal.

7. PARISH COUNCIL COMMENTS

- 7.1 The height of the pole, including the aerial should be the minimum needed to meet the needs of the CCTV signal, whilst the light should be lowered if possible.

8. CONSULTATIONS

ECC Highways

8.1 No highway issues.

UDC Environmental Health Officer

8.2 UDC Policy GEN5 states that development that includes a lighting scheme will not be permitted unless:-

- a) The level of lighting and its period of use is the minimum necessary to achieve its purpose, and
- b) Glare and light spillage from the site is minimised.

8.3 This application provides insufficient information to assess these criteria. The proposed luminaire appears to be a symmetrical type which can cause light pollution and spill light onto adjacent residential properties. The applicant should provide details of the following:

- (i) The proposed lighting level and any potential light spill outside the club premises, including vertical luminance (if any) at the facades of the nearest residential properties on Chapel Hill and Spencer Close.
- (ii) The proposed hours of operation and switching mechanisms.
- (iii) The aim angle and light distribution of the luminaire as to be installed.
- (iv) Any proposed shielding or screening.

9. **REPRESENTATIONS:** 4 received. Neighbour consultation period expired 24 July 2014. Advertisement expired 31 July 2014. Site notice expired 1 August 2014.

9.1 Summary of representations:

- Will the flood light be operated by a sensor? If this is the case, it may be activated at anytime during the night, which may disturb the sleep of the residents in the local vicinity. Or will it in fact be turned off once the bowls club is closed for the evening?
- Would ask for consideration as to the direction of the flood light. We enjoy relaxing in our garden and listening to the bowls being played, but would be unhappy if it meant that we would have to shield our eyes from a flood light.
- From the documentation provided it is unclear as to the dimensions and overall size of the ariel (a number of variants are provided), but these do not correlate with the description of an extension; the forms indicate the ariel is an extension to the pole, yet the pictures provided do not appear to depict any extension to the fixed structure. Therefore it is unclear what the final height of the pole, including the ariel, will be and as such difficult to determine how intrusive it will be.
- This is an application being made on behalf of Uttlesford District Council and is not for facilities to be used by Stansted Bowls Club. I therefore ask the committee why the application has not been made by UDC?
- A 10m high post placed in the position proposed is not in keeping with the aesthetics of the recreation ground. If light is required in this area, it should be provided in the form of a normal lamp post like other areas of the ground.
- A high powered floodlight will be a problem for us and for other neighbours of the recreation ground, especially those living on Recreation Ground road.
- A post of this height placed in the position proposed will destroy the views of the Recreation Ground, which amidst a lot of change in recent years has been kept as a rural open area and will be an eyesore from all aspects.
- The final height of the post has not been made clear and even at 10 metres will be oppressive.
- There is no clear indication of what type of aerial will be fixed at the top.

- Nothing should be erected in this area that is any taller than the existing bowls club flag pole as this is a conservation area.
- If an aerial is required, it should be placed near Grafton Green, the old School or even just off Chapel Hill and not on the Recreation Ground.
- This application should be heard by the full planning committee and not at delegated officer level.

10. APPRAISAL

The issues to consider in the determination of the application are:

- A Design / impact of development on the character and appearance of the conservation area (ULP Policies GEN2 and ENV2);
- B Whether the development would have a detrimental impact on residential amenity by reason of overbearing effect, loss of privacy or light pollution (ULP Policies GEN2, GEN4 and GEN5).

A Design / impact of development on the character and appearance of the conservation area (ULP Policies GEN2 and ENV2).

- 10.1 ULP Policy GEN2 of the adopted local plan states that development will not be permitted unless amongst other design criteria in the case of the current application it helps to reduce the potential for crime and minimises the environmental impact on neighbouring properties by appropriate mitigating measures, whilst ENV2 states that development will be permitted where it preserves or enhances the character and appearance of the essential features of a conservation area.
- 10.2 Dealing with the lighting column pole and floodlight first, the proposed 10m high lighting pole with floodlight would be erected on the inside of the southern flank boundary of the bowls club adjacent to the recreation ground, where this comprises a mature and managed continuous hedge screen approximately 3m in height with a large mature tree located along this boundary adjacent to the position of the intended pole/light. The club's existing 8m high flagpole stands immediately behind the clubhouse on this side, whilst the fire station training structure is clearly visible behind the club premises. Whilst it is understood from the applicant that the lighting pole could be set at a lower height to facilitate the floodlight for the bowls club, the pole is required to be 10 metres high for the proposed CCTV aerial relay device to be able to receive an adequate and unobstructed signal. The existence of the boundary trees within close proximity of the lighting column where it has previously been ascertained that these would not interfere with the signal would help screen the column from public view within this part of the conservation area where the pole would be read alongside the existing 8m high flagpole. It is considered from this that the lighting pole and floodlight would not have a significant visually detrimental impact upon the character and appearance of the essential features of this part of the conservation area and would not therefore be contrary to ULP Policies GEN2 and ENV1.
- 10.3 Paragraph 69 of the NPPF requires planning policies and decisions to promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion, whilst ULP Policy GEN2 promotes development which helps to reduce the potential for crime. The CCTV aerial relay device would serve as an essential wireless bridge from the previously Council approved CCTV location at the Lower Street Car Park up to the top end of Chapel Hill and the inclusion of the aerial extension on the proposed lighting pole at the Stansted Bowls Club is considered to be the only presently available practical alternative site positioning on intermediate ground between the two sites following the previously

unsuccessful attempt by the Council to locate the aerial on top of the existing fire training structure for signal path reasons. Thus, a genuine operational and technical need for the aerial in its proposed location exists.

B Whether the development would have a detrimental impact on residential amenity by reason of overbearing effect, loss of privacy or light pollution (ULP Policies GEN2, GEN4 and GEN5).

- 10.4 The site is surrounded on three sides by residential properties and due regard has to be had as to whether the proposal would be detrimental to residential amenity. Whilst the pole by reason of its height would likely to be visible from some adjoining residential properties, it is considered that it would not by reason of its slender form cause a significant obstruction to longer views afforded across into the recreation ground where the site's southern boundary already contains boundary trees. The pole would be located approximately 20 metres from the nearest dwellings (Spencer Close) and would not by itself have an overbearing or oppressive effect upon the reasonable amenities of these adjacent properties.
- 10.5 The comments expressed by the Council's Environmental Health Officer and those of local residents relating to the potential for light pollution from the proposed floodlight have been noted. However, the applicant has stated in its response to a request for further information that the floodlight will be of the conventional switch variety and not of the movement sensor type, would point downwards onto the bowling green and not across over the site boundaries and could be fitted with light deflectors/cowlings and positioned lower down the lighting column pole if deemed necessary.
- 10.6 It is considered from the applicant's response that the floodlight in the position and at the height proposed is unlikely to cause undue glare or light spillage beyond the site boundaries into adjacent residential properties where the club has stated that the floodlight would only be used for the minimum time necessary in order to carry out evening green maintenance when required. In the circumstances, it is the view of officers that the proposal would not give rise to significant harm to residential amenity and would comply with ULP Policies GEN2, GEN4 and GEN5, although it is considered as an amenity precaution by way of condition that light reflectors/cowling should be fitted so as to reduce the incidence of light spillage when the light is switched on.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposal would be acceptable in terms of design and siting where the light pole and floodlight would not detract from the character and appearance of the conservation area, whilst the aerial extension is needed as a relay bridge in connection with the Council's CCTV upgrade coverage for the village to reduce the incidence and fear of crime.
- B The floodlight by reason of its positioning, height and frequency of use is considered unlikely to cause significant residential amenity harm to adjoining residents by way of light pollution, although it is considered that a condition requiring details of light reflectors/cowling measures to be approved and fitted to the floodlight prior to the commencement of the approved development and kept in place should be imposed as an amenity safeguard.

RECOMMENDATION – CONDITIONAL APPROVAL

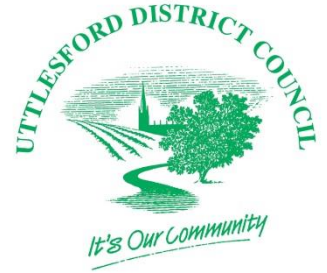
Conditions/reasons

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements 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. Details of light reflectors/cowling for the floodlight to reduce the potential for light spillage outside of the boundaries of the application site shall be submitted to the Council for approval prior to commencement of the development hereby permitted. The reflectors/ cowling shall be securely affixed to the floodlight prior to its installation and first use on the site and shall be so kept securely affixed whilst the floodlight is operational for its intended and stated purpose.

REASON: In the interests of the protection of residential amenity in accordance with ULP Policies GEN2, GEN4 and GEN5.



Application no.: UTT/14/1938/FUL

Address: Stansted Bowls Club Recreation Ground Stansted



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Organisation: Utlesford District Council

Department: Planning

Date: 4 August 2014

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