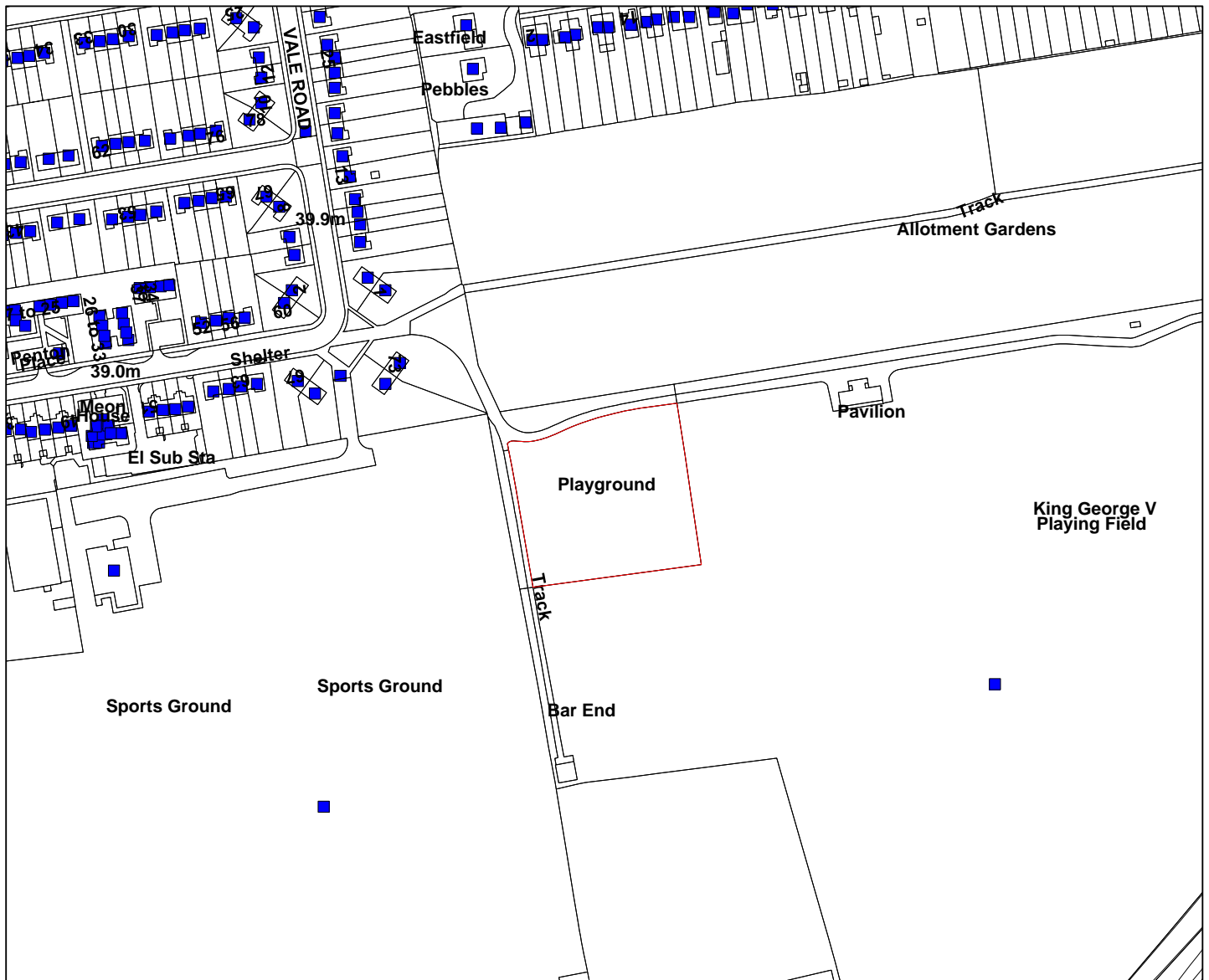


King George Playing Field, Winchester

10/00650/FUL



Winchester
City Council



Legend

Km 0.05 0.1 0.15 0.2

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Organisation	Winchester City Council
Department	Planning department
Comments	
Date	01 September 2010
SLA Number	00180301

Scale:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 16 September 2010

Item No: 5
Case No: 10/00650/FUL / W07427/01
Proposal Description: Installation of 2 x 8 metre high lighting columns and lamps
Address: King George V Playing Field Bar End Road Winchester
Hampshire
Parish, or Ward if within Winchester City: St John And All Saints
Applicants Name: Winchester City Council
Case Officer: Mr Simon Avery
Date Valid: 6 April 2010
Site Factors:
Recommendation: Application Permitted

General Comments

This application is reported to Committee because the Council is the applicant.

Amended plans have been submitted showing the correct height of the columns (8 metres).

Site Description

The site is located on the south eastern edge of Winchester, just outside the settlement boundary within the King George V Playing Fields. The site contains a children's play area, a skate park and a youth shelter. Immediately to the south is the Winchester Sports Stadium astroturf pitch which has eight floodlights and the new athletics track with 12 floodlights has approval to be built immediately to the south west. There are residential properties to the north, the nearest of these is on Milland Road and is approximately 80 metres away from the skate park. There are sports fields to the east and west while St Catherine's Hill lies approximately to the south beyond the Bar End junction.

Proposal

The proposal is for two lighting columns, which will be a maximum of 8 metres in height to be installed on the southern edge of the skate park.

Relevant Planning History

06/03721/FUL: New athletics track with associated field event facilities plus floodlighting; new all weather hockey pitch plus floodlighting; extension to existing sports pavilion, ancillary works, perimeter fencing and associated landscaping - Winchester University Sports Ground - Permitted - 13/03/2007

Consultations

Environmental Protection

Whilst such development would not normally be recommended to be permitted due to both light nuisance and associated noise nuisance, there are no records of any noise complaints associated with the skateboard ramp or park. The lights will be installed with a timer switch which will only be on from 1600hrs to 2100hrs.

HCC Lighting Engineer

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No comments.

Representations:

Neighbour Representation

None.

Relevant Planning Policy:

South East Plan:

- The SE Plan was formerly revoked on 6th July 2010 and therefore no longer forms part of the development plan of the District. As a result, its Policies are not material to the consideration of planning applications.

Winchester District Local Plan 2006

- DP3, DP4, CE5, CE28

National Planning Policy Guidance/Statements:

- PPS1, PPS7, PPG17

Principle of development

This proposal is for lighting columns to supplement the use of the existing skate park on this site. Such a proposal is acceptable in principle under Policy CE28 of the Winchester District Local Plan Review 2006 which allows the development of recreation facilities in the countryside, subject to their impact on the rural character.

Impact on character of area

There are already eight 16 metre tall floodlights located immediately to the south around the astroturf pitch and a further twelve 12 metre high floodlights approved in association with the athletics tracks which will be located to the south west. The proposed columns for this skate park will be a maximum of 8 metres tall. Given the existing floodlights and those permitted in association with the athletics track, it is not considered that these two smaller ones will result in any significant visual impact or light pollution, nor materially add to the overall visual clutter.

Impact on residential amenity

The skate park has been in place for a number of years and Environmental Protection have no record of complaints in regard to noise or disturbance. The proposed lighting will only be switched on between 4pm and 9pm and it will not precipitate the use of the park during unsociable hours. It is therefore considered that the lighting will not result in any additional impact on residential amenity.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 Prior to the development commencing on the site details of the columns and lamps, including colour scheme, materials, fixing details and maintenance and replacement scheme, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and no

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future alterations shall take place without the written consent of the Local planning Authority.

Reason: In the interests of local amenity.

3 The lights shall only be illuminated between the hours of 1600-2100.

Reason: To protect the amenity of the neighbouring properties.

4 The floodlights hereby approved shall not exceed the limitations specified in Category E2 of The Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive light.

Reason: In the interests of local amenity.

Informatives:

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, DP4, CE5, CE28

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.