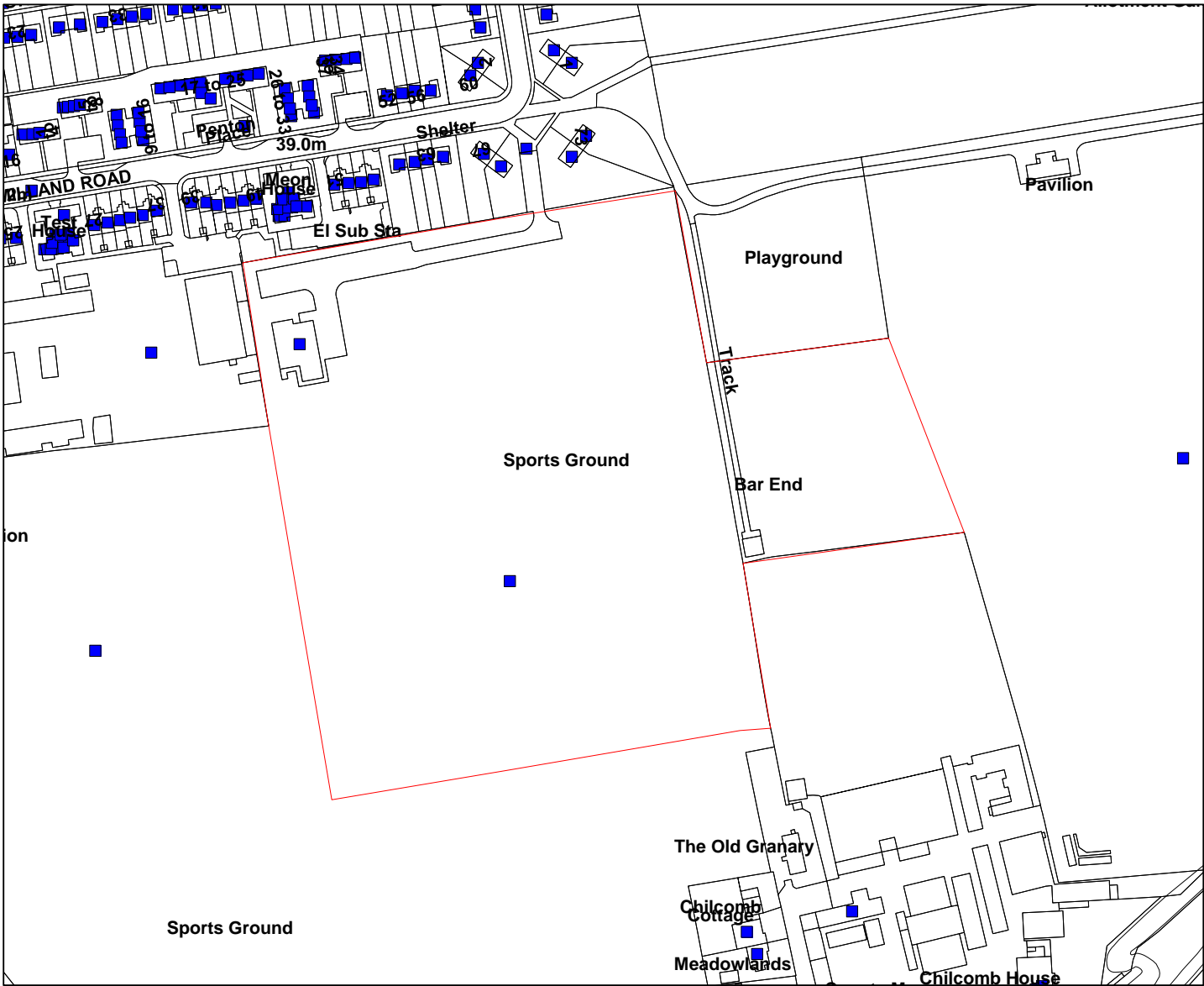


Winchester University Sports Grounds



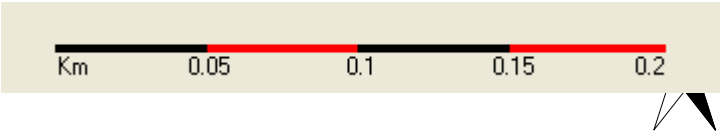
Winchester
City Council

10/02418/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	16 February 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 March 2011

Item No: 1
Case No: 10/02418/FUL / W17984/04
Proposal Description: Variation of Condition no. 6 of permission 06/03721/FUL to allow the use of floodlights for one additional hour each evening until 22.00hrs
Address: Winchester University Sports Ground Milland Road Winchester Hampshire
Parish, or Ward if within Winchester City: St John And All Saints
Applicants Name: University Of Winchester
Case Officer: Andrea Swain
Date Valid: 15 September 2010
Site Factors: Countryside.
Recommendation: Application Permitted

General Comments

This application is reported to the Committee because of the number of objections received.

A noise report was completed and submitted to the Council on 3 February 2011, following initial concern raised by the Environmental Health Officer.

Site Description

The site lies to the east of Bar End Road in Winchester. It is bounded to the north by the gardens of residential properties in Milland Road and to the west, south and east by public sports fields. Beyond, to the south are residential and commercial properties in Chilcomb Lane, and to the east the M3 motorway. The site accommodates a newly built athletics track, all weather hockey pitch and a pavilion providing changing / toilet facilities.

There are 8 No. floodlights on 16m high columns which serve the all weather hockey pitch and 12 No. floodlights on 12m high columns which serve the athletics track. Limited parking is available at the north of the site for the use of coaches and disabled athletes / disabled spectators only. Other athletes travelling by car use the nearby Bar End Park and Ride Car Park.

The site is on the edge of Winchester but outside the settlement boundary, within countryside.

Proposal

The application seeks to vary Condition 6 of planning permission 06/03721/FUL, granted in 2007, to allow the use of the floodlights at the University of Winchester Sports Ground for one additional hour each evening. The existing condition states:

"No floodlighting shall be used after 2100hrs unless previously agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of residential properties in the locality."

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The proposed condition is:

“No floodlighting shall be used after 2200hrs unless previously agreed in writing by the Local Planning Authority.”

No changes are proposed to the floodlights themselves. The reason for the request is to enable existing groups more time for training and to benefit new groups looking for sports facilities.

Relevant Planning History

Planning permission was granted on 6 July 2007 for an athletics track with associated field event facilities and all weather hockey pitch, both with floodlighting (planning permission ref: 06/03721/FUL).

Consultations

Environmental Health:

Original Plans: Details of noise levels required.

Amended Plans: No objection.

Hampshire County Council Lighting Engineer:

No comment.

Representations

City of Winchester Trust:

No comment.

7 letters received objecting to the application, for the following reasons:

- Light pollution;
- Noise;
- Erosion of original agreement;
- Condition required so that lights only switched on when sports ground in use.

Relevant Planning Policy

South East Plan 2009:

S5 and S6

Winchester District Local Plan Review

DP3, CE28 and RT5.

National Planning Policy Guidance/Statements:

PPG 17 Planning for Open Space, Sport and Recreation

PPG 24 Planning and Noise

Planning Considerations

Principle of development

Policy CE28 provides for the development of recreation facilities in the countryside, provided that they maintain and safeguard the open and undeveloped nature of the countryside and do not require buildings or structures of a type or quantity which would

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be harmful to the rural character of the area. Policy RT5 provides for improvements to recreational land and facilities. The principle of the development has already been established by the granting of planning permission (ref: 06/03721/FUL) for the sports facilities and associated floodlighting. The improvement of these facilities is in accordance with Policy RT5 and would create additional opportunities for sports and recreation in the area. The issue for consideration, therefore, is whether the extension of time for one hour will be harmful to the character and amenities of the area, and the amenities of adjoining residents.

Impact on character of area and neighbouring property

Although the sports fields are within countryside, they are on the edge of Winchester, between the motorway and Bar End Road. As such, the floodlights read against the backdrop of the built up area of Winchester and the motorway, and therefore an additional hour of floodlighting is not considered to be harmful to the character and amenities of the area.

Concern has been raised with regard to noise and disturbance from users of the facilities during play and when leaving the site. For this reason, the applicants were required to submit a noise report to demonstrate noise levels associated with the use, i.e. talking and shouting during play, car doors shutting, talking after play etc. Noise levels were recorded on two typical weeknights. The report estimates that the additional hour of floodlit use would result in approximately a 5 decibel (db) increase at the northern boundary of the site and a 3db increase at the southern boundary of the site. In noise terms, this is not considered to be perceptible. A decibel is the measure of energy created by a sound. An increase in sound from, for example, 50db to 53db would not be perceptible. However, the judgement in this case is whether the additional increase in sound from the noise source, i.e. shouting, car doors etc., against the backdrop of the motorway noise and within a suburban residential area, would be harmful to the amenities of local residents. In this case, the noise is already being created from the use of the sports facilities. The judgement to be made, therefore, is whether an additional hour of noise until 10pm would be harmful to residential amenity. The Environmental Health Officer has considered the noise report and has raised no objection to the additional hour of noise. Given the site's location close to the motorway and within a suburban residential area, the additional hour of low level noise from the extension of time for users of the facility until 10pm is not considered so harmful as to merit the refusal of the application.

Concern has also been raised with regard to the existing light pollution from the floodlights. The County Lighting Engineer has raised no comment. The light pollution from the additional hour is not considered to be harmful to the amenities of adjoining residents. The amended planning condition would require the lighting to be turned off at 10pm. As such, the proposal is in accordance with Policy DP3, which seeks to protect the character of the area and the amenities of adjoining users.

Conclusion

The proposal is considered to be in accordance with Development Plan policy and is recommended for approval.

Recommendation

Application Permitted, subject to the following condition:

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Condition

1. No floodlighting shall be used after 2200hrs unless previously agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of residential properties in the locality.

Informatives

1. This permission is granted for the following reason:

The development is in accordance with the policies and proposals of the Development Plans 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, CE28 and RT5.
South East Plan 2009: S5 and S6.