

SECTION '2' – Applications meriting special consideration

Application No : 12/02821/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park School For Boys
Hawksbrook Lane Beckenham BR3 3BP

OS Grid Ref: E: 537798 N: 167371

Applicant : Langley Park School For Boys

Objections : YES

Description of Development:

Installation of 8 floodlights to all weather sports pitch

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Metropolitan Open Land

Proposal

Permission is sought for the installation of 8 floodlights to the existing all weather sports pitch, supported on 13.5m high columns.

The application is accompanied by a planning report which makes the following points:

- permission has been granted for the artificial pitch under ref. 10/02094
- application includes horizontal illumination measured over the pitch with a spill lighting aspect.
- the floodlights would enable the use of the pitch in winter months with approximate usage listed as :
 - Monday to Friday – school use (30-80 pupils per session) from mid-October to mid February from 15:45-18:00.
 - Monday-Thursday – Hockey Club (30-50 people) from July to April from 19:00-22:00.
 - Saturdays – Hockey Club (30-50 people) from September to April up until 18:00.

- ecological surveys have been undertaken with the site not found to be of high intrusive ecological value
- two bat surveys have been undertaken and demonstrated that there are no significant bat habitats which would be affected by the design or luminance of the floodlights.

Location

- The application site is a multi use games area within the grounds of Langley Park Boys School.
- The site is directly adjacent to Langley Park Girls School to the east and the railway line to the west, beyond which are residential properties.
- The site is designated as Metropolitan Open Land, which includes the entire school grounds.
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Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- concern about later usage of the games area and the consequences on noise. At present children can be heard using the facility.
- changes may be seen from the property, particularly in winter months.

Comments from Consultees

Environmental Health raises no objection subject to a limitation on the hours of lighting.

There are no technical Highway objection.

The Crime Prevention Design Advisor raises no objection.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
 NE5 Protected Species
 NE7 Development and Trees
 G2 Metropolitan Open Land
 L1 Outdoor Recreation and Leisure
 C1 Community Facilities
 C7 Education and Pre-School Facilities
 ER10 Light Pollution

London Plan Policies:

3.19 Sports Facilities

- 7.17 Metropolitan Open Land
- 3.18 Education facilities

The National Planning Policy Framework – 2012

Planning History

There is significant planning history at the school, the most relevant of which is listed below:

09/02264/FULL1 - Demolition of secondary school building (with retention and refurbishment of two storey Phythian and single storey Raeburn Buildings) and construction of new secondary school of up to two storeys in height including 473 seat performance space / 9 court indoor sports hall / replacement two storey air training corps building / grass playing field / detached ancillary buildings for sprinkler housing gas and chemical stores refuse storage covered bicycle parking relocated substation / car parking and pick up and drop off areas with alterations to pedestrian and vehicular access along Hawksbrook Lane / with associated ancillary development including playground areas balancing ponds for surface water attenuation and landscaping (changes to previous scheme under ref 08/01372 including adjustments to footprint and alterations to appearance of main school building including performance space and reduction in seating capacity of performance space / deletion of all weather pitch and playground adjacent to Girls School and of first roundabout on Hawksbrook Lane / addition of balancing ponds and various detached ancillary buildings) – permitted

10/02094/FULL1 – All weather sports pitch, 4m high perimeter mesh fence, storage shed, storage tank, pump house and store/ dugout with TV platform – permitted

10/03432/FULL1 – 4 court sports hall, sprinkler tank, pump housing and chemical and gas stores amendments to scheme permitted under ref. 09/02264 for replacement secondary school buildings - smaller sports hall and revised siting of other structures, with revised landscaping – permitted

From an arboricultural perspective, there are no objections.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

It is considered that the proposals accords with policy L1 which states that proposals for outdoor recreational uses on MOL will be permitted where they constitute an appropriate development on land as defined in policy in G2. The outdoor pitch was approved under ref. 10/02094, where a large redevelopment of the school (ref. 09/02264 required the provision of an artificial pitch.

The pitch has been constructed and is now complete. It is proposed to erect 8 no. 13.5m columns, 4 to each side of the pitch equally spaced apart, topped with flood lights.

With regard to the acceptability of the lighting, the site is located within Metropolitan Open Land, where Policy G2 requires the openness and visual amenity of the MOL not to be injured by any proposals within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials or design.

The artificial pitch is well screened from surrounding view points with large mature trees. In terms of visibility, although measuring 13.5m high, the columns are of a slim design which clearly related to the use of the artificial pitch, where floodlights are often characteristic.

The lights and columns themselves are considered to be of an acceptable design which would not appear incongruous within the MOL setting, and would have clear associations to the context of the school site. No public rights of way run through the sports site and it is unlikely that it would be visible from public view.

It is therefore considered that there would be no harm to the MOL setting and the proposals would enhance the useability of an existing outdoor recreational/sporting facility.

With regard to the impact of the lighting, the nearest residential properties are those located on South Eden Park Road. The artificial pitch is set at an angle to the boundary, meaning that the rear garden boundaries of these properties are located between 35 to over 60 metres from the edge of the pitch. They are separated by the railway line and lines of trees.

The floodlights are shown as being angled 45 degrees down with shields around each lamp, thereby reducing glare and outward light spill. This is supported by the Bat Conservation Trust/ Natural England as it restricts horizontal glare.

A light spill plan has also been provided which shows that the lighting from each column would extend beyond the artificial pitch but with the glare reducing as the light travels away. The plan shows the maximum light spill as reaching the railway line, although it should be noted that this would be low level light, rather than direct light from the columns due to the cap on the lights which directs the light beam down to the ground. The spill plan demonstrates that these levels would be similar to natural moonlight.

In terms of the visibility, there is a heavy landscape buffer beyond the rear boundaries of the gardens on South Eden Park Road, where the lighting is not considered to be detrimental to residential amenity. Whilst in winter months there would be a less dense buffer, given the physical separation distances between the dwellings and artificial pitch it is considered that the lighting would be of an acceptable impact. A condition is recommended for the hours of use of the lighting. It is noted however, that the use of the artificial pitch does not have a restriction on the hours of operation.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposed floodlights is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Metropolitan Open Land or natural habitat.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 The floodlights hereby approved shall not be illuminated no later than 22:00 hours on Monday-Thursday, 18:00 on Friday-Saturday and not at all on Sundays or bank holidays, without the prior consent in writing of the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of occupants of nearby residential properties.

- 5 Prior to the commencement of the development hereby approved, details of the floodlighting (including any baffle features) and any other means of external lighting to the site shall be submitted to and agreed in writing by the Local Planning Authority. The external lighting shall then be installed in accordance with the agreed details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity and site security and to comply with Policy BE1 of the Unitary Development Plan.

- 6 The flood lighting hereby permitted shall be angled downwards at all times.

Reason: In the interests of residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

- 7 A screening scheme shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of the lights being installed, showing screening from the effects of glare to residential properties abutting the site. The development shall then be carried out and retained in accordance with the agreed details.

Reason: To comply with Policies BE1 and ER10 of the Unitary Development Plan and to minimise the visual impact of the lighting upon adjacent residential properties and to enable the Council, in conjunction with the applicant, to assess the extent and form of necessary screening.

- 8 Prior to the commencement of works, a scheme which details the automatic turn off of floodlighting at the end of the permitted hours of use shall be

submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved scheme.

Reason: In the interests of residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

9 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

NE5 Protected Species

NE7 Development and Trees

G2 Metropolitan Open Land

L1 Outdoor Recreation and Leisure

C1 Community Facilities

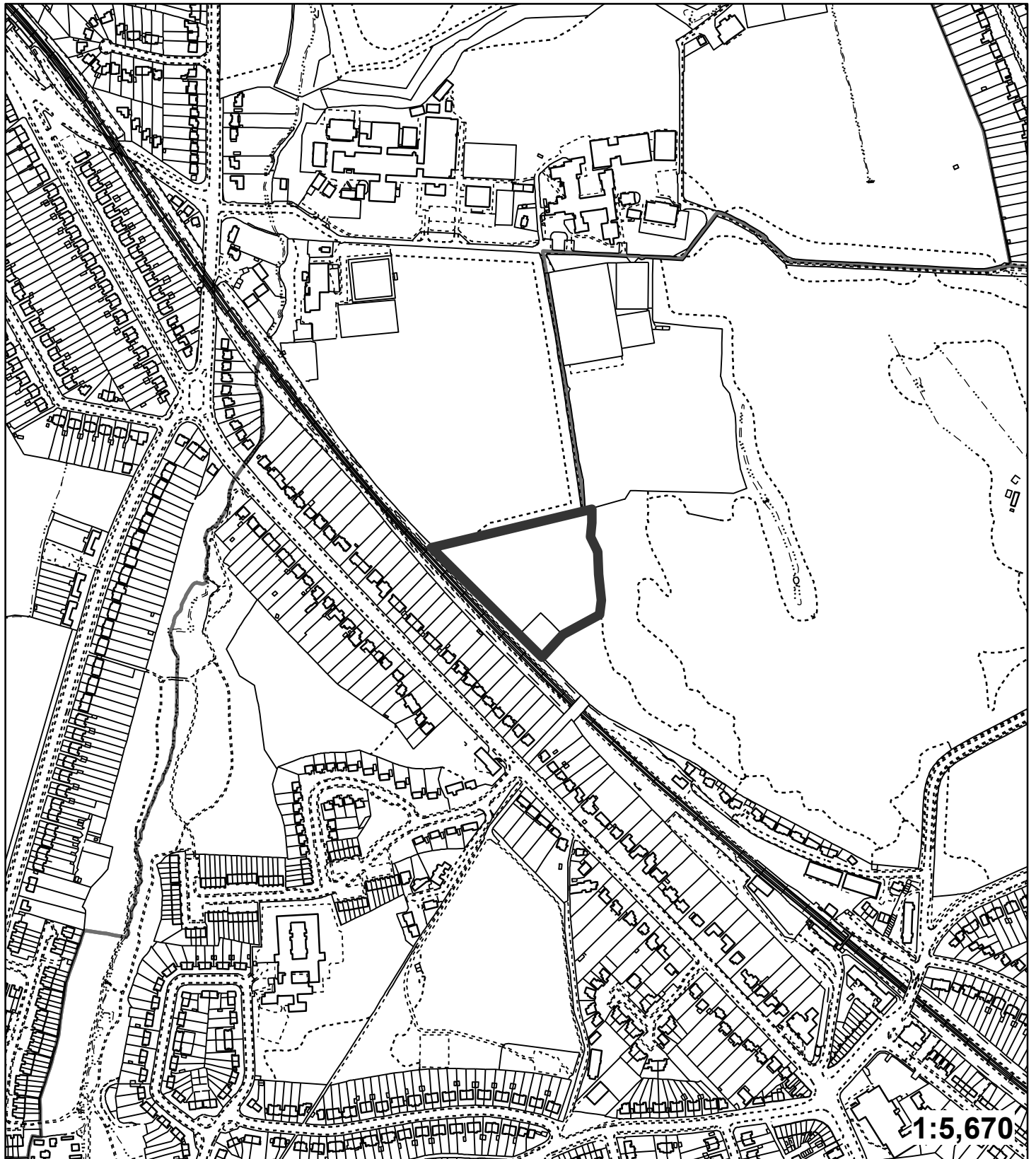
C7 Education and Pre-School Facilities

ER10 Light Pollution

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"This plan is provided to identify the location of the site and
should not be used to identify the extent of the application site"

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