

<b><u>No:</u></b>	<b>BH2018/02918</b>	<b><u>Ward:</u></b>	<b>North Portslade Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Portslade Sports Centre Chalky Road Portslade BN41 2WS</b>		
<b><u>Proposal:</u></b>	<b>Replacement of existing artificial grass surface and associated works including replacement floodlights, fencing, hard standing areas and installation of equipment storage.</b>		
<b><u>Officer:</u></b>	James Kidger, tel: 292106	<b><u>Valid Date:</u></b>	28.09.2018
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	23.11.2018
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	12.12.2018
<b><u>Agent:</u></b>	Tom Betts Unit 3 Aerial Way Hucknall Business Park Watnall Road, Hucknall Nottingham NG15 6DW		
<b><u>Applicant:</u></b>	Brighton & Hove City Council Leisure Facilities Team 1st Floor Hove Town Hall Norton Road Hove BN3 3BQ		

**1. RECOMMENDATION**

1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to be **MINDED TO GRANT** planning permission subject to any comments received from Sport England and the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	01		20 September 2018
Block Plan	02		20 September 2018
Floor Plans Proposed	05	01	20 September 2018
Lighting scheme	06	01	20 September 2018
Elevations Proposed	17-1069 BM22583 0360 09		28 September 2018

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**Reason:** To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. The floodlights hereby permitted shall not be in use other than between the hours of 0800 to 2200 Mondays to Fridays and 0800 to 2000 Saturdays, Sundays, Bank and Public Holidays.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan.

4. The replacement pitch hereby permitted shall not be in use other than between the hours of 0800 to 2200 Mondays to Fridays and 0800 to 2000 Saturdays, Sundays, Bank and Public Holidays.  
**Reason:** To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
5. The lighting units shall be installed in such a manner as to ensure that light sources and reflectors are not directly visible from the habitable room windows of any property directly abutting the site. Any method or equipment for shielding the light sources proposed shall be subject to approval and testing on site and written confirmation of acceptability by the Council before the floodlights are first brought into use. There shall be no subsequent variation of the lights without the written approval of the Council.  
**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan.
6. At no time and under no circumstances shall the light from the floodlights into the habitable room windows of adjacent buildings exceed a level of 5 lux vertical illuminance.  
**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

**2. SITE LOCATION AND APPLICATION DESCRIPTION**

- 2.1 Planning permission is sought for a replacement artificial grass pitch along with replacement floodlights and fencing.
- 2.2 The site is part of Portslade Sports Centre and is located within the grounds of Portslade Aldridge Community Academy.

**3. RELEVANT HISTORY**

BH2007/01265 - replacement floodlights - **approved** 28th June 2007.

**4. REPRESENTATIONS**

- 4.1 Thirty seven (37) representations have been received, objecting to the proposed development for the following reasons:
  - Loss of hockey facilities (36).
  - Noise disturbance (1).

4.2 One hundred and seven (107) representations have been received, supporting or commenting on the proposed development for the following reasons:

- Improved footballing facilities (106).
- Trees on the boundary should not be removed or damaged (1).

## 5.1 CONSULTATIONS

5.2 **Environmental Health:** No objection subject to recommended conditions

5.3 **Sports Facilities and Development:** Support

5.4 **Healthy Lifestyles Team:** Support

## 6. MATERIAL CONSIDERATIONS

6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

6.2 The development plan is:

- \* Brighton & Hove City Plan Part One (adopted March 2016)
- \* Brighton & Hove Local Plan 2005 (retained policies March 2016);
- \* East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- \* East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

## 7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP16 Open space

CP17 Sports provision

CP18 Healthy city

Brighton and Hove Local Plan (retained policies March 2016):

SU10 Noise Nuisance

QD26 Floodlighting

QD27 Protection of amenity

## **8. CONSIDERATIONS & ASSESSMENT**

8.1 The main planning considerations material to this application are the principle of the development proposed, its design and appearance, and the impact on the amenity of neighbouring properties.

### **8.2 Principle of development**

Policies CP17 (Sports Provision) and CP18 (Healthy City) encourage the enhancement of sports facilities and development which promotes active living. The proposed development is considered in line with these objectives. The new pitch, unlike the existing, would meet current FA technical standards and this improvement would encourage the continued and future sporting use of the site to the benefit of the local community.

Policy QD26 considers floodlighting and states:

"Proposals for floodlighting will be required to keep to the minimum necessary level of light intensity and to an appropriate number, height, design and size of structures and fittings necessary to minimise light pollution and harm to amenity. Conditions will be imposed in order to limit the hours of use and frequency."

8.3 The impact from the proposed floodlights is considered in detail in the applicant's Design and Access Statement and separate lighting report. Light spillage would be kept to a minimum and would be below the threshold for an Environmental Zone E2 (a village or relatively dark outer suburban location).

8.4 In addition, the council's Environmental Health team have noted that the design submitted "achieves a higher standard than that recommended in the Institution of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light'. This is the nationally recognised reference document for lighting performance."

8.5 The proposed floodlighting is therefore considered to accord with policy QD26, subject to conditions controlling its installation and hours of use.

8.6 The proposed replacement pitch would be unsuitable for hockey, and this provision would be lost on the site should the development proceed. However, the council's Playing Pitch Strategy 2017 identifies an excess provision of hockey pitches in the city (four pitches against an identified need of three) and as such the loss of the hockey pitch is considered acceptable in this instance. This is particularly so when set against the gain in footballing provision that would result, improvement of which is one of the main aims of the Strategy.

8.7 Overall the proposed development is considered acceptable in principle subject to its design and its impact neighbouring amenity. These factors are discussed below.

### **8.8 Design and appearance**

The proposed development would have a very similar appearance to the existing site. The only significant changes would be a small increase in the area

of hardstanding surrounding the pitch, and an increase in the height of the ball-stop fencing to 4.5m. Neither of these are considered detrimental to the appearance of the site, in the latter case due to the lower ground level of the site when compared to the neighbouring houses.

8.9 Impact on neighbouring amenity

The main issue in amenity terms is light spillage from the proposed replacement floodlights. The lighting report accompanying the application shows the anticipated spillage at the nearest residential areas to be 2-5 lux at surface level and 5-10 lux at a 1.8m elevation. For comparison, the light levels under the floodlights would reach 300 lux at surface level and 200 lux at 1.8m.

8.10 As discussed above this is considered a good standard and the spillage would be minimal. In addition, although no comparative figures have been provided, the spillage is also likely to be lower than the existing floodlights. As such no significant harm to neighbouring amenity would result from the proposed replacement floodlights.

8.11 The proposed ball-stop fencing would use neoprene washers to reduce noise from ball strikes and is anticipated to be substantially quieter than the existing fencing.

8.12 Transport

The proposed development is expected to result in a small increase in trips to and from the site. This is considered manageable in view of the existing facilities.

8.13 Summary

The proposed development is considered compliant with policies CP17, CP18 and QD26 and with the aims of the Playing Pitch Strategy 2017. It would not be significantly harmful either to the character of the area or to neighbouring amenity. The application is therefore recommended for approval.

**9. EQUALITIES**

9.1 No implications identified.

