PLANNING APPLICATION NUMBER:P10/1720

Type of approval sought	Full Planning Permission
Ward	NETHERTON WOODSIDE & ST ANDREWS
Applicant	Gary Sirett, Corporate Property
Location:	**NETHERTON PARK, GREAVES ROAD, NETHERTON, DUDLEY, DY2 9QF**
Proposal	**NEW LIGHTING TO OUTDOOR GYM EQUIPMENT AND PATHWAY.**
Recommendation Summary:	**APPROVE SUBJECT TO CONDITIONS**

SITE AND SURROUNDINGS

1. The application site comprises the Healthy Hub at Netherton Park, an outside gym area, open space and the access road serving the healthy hub. The site is accessed from the park itself and Greaves Road. Netherton Park is identified as a Town Park within the adopted UDP (2005).
2. Although the healthy hub is within Netherton Park, the site can be viewed from Greaves Road and residential properties along Greaves Road that face towards the site at a distance of some 30-50m.
3. The area that adjoins this part of Netherton Park is residential where the periphery of the park is ringed with mature trees and there is a fall of some 1.5-3 metres from Greaves Road to the footpath and hub building respectively.

PROPOSAL

4. The proposed development is to erect 4no. 6 metre high lighting columns and lighting units. One of the lighting columns would be positioned along the access path from Greaves Road to the Healthy Hub and two would be positioned on the southern and northern corners of the outside gym area. The final lighting column

would be positioned on the access path close to the Healthy Hub building and the outside gym.

5. The application is accompanied by a design and access statement, bat activity and roost survey and a phase 1 protected species report. The design and access statement states that 'the proposed lighting has been introduced to provide safety for members of the public who wish to use the hub building and outdoor gym during the hours of darkness'.

HISTORY

6.

APPLICATION No.	**PROPOSAL**	**DECISION**	**DATE**
P09/1381	Healthy hub building.	Granted	15-10-09
P08/1204	Erection of 4no. 8m high floodlights around existing multi use games area.	Granted	17-12-08

PUBLIC CONSULTATION

7. The application has been advertised by way of site notice and neighbour notification. Public consultation time expires 31 January 2011. One letter of objection has been received raising the following issues:
    - Lighting the path would emphasise the hubs presence and add to the intrusion and aggravate further the nuisance the site is already causing.
    - Increase in noise – 'The yelling, screaming and the foul language, on some evenings when groups of drinkers have turned up can be, and very upsetting. Lighting the area can only encourage elements of all kinds into the area after dark.'

- Litter – marked increase in the amount of casually discarded litter and food waste in the area of the gym, adjacent park grounds and the roadway.
- Concerns about anti social elements that could be attracted to the gym area after dark.
- Extending the daily use of the site into the evening would most likely increase the local parking problem.

OTHER CONSULTATION

8. Head of Environmental Health and Trading Standards – no adverse comments in terms of noise. Seek views of Councils Lighting Engineer.

   DUE Lighting - prefer the use of flat glass lanterns mounted at 0' inclination to help minimise any light spillage, and a lowering of the wattage of the double units to 70W with an amended isolux diagram to show these changes. Limit hours of operation.

RELEVANT PLANNING POLICY

9. Adopted Dudley UDP (2005)

   DD1 – Urban Design

   DD4 – Development in Residential Areas

   DD6 – Access and Parking
   EP5 – Light Pollution

   EP6 – Noise Pollution

   CS2 – Health and Social Care Facilites
   LR1 – Open Space

   LR2 – Access to Public Open Space

   LR3 – Children's Play Areas

   NC6 – Wildlife Species

   SO6 – Parks

10. Supplementary Planning Documents

    Planning Obligations

    Parking and Travel Plans

    Open Space, Sport and Recreation

ASSESSMENT

11. The key issues for consideration in this application are as follows:
    - Residential Amenity
    - Visual Appearance
    - Access and Parking
    - Nature Conservation

Residential Amenity

12. The column proposed to be sited next to the new access road from Greaves Road to the Healthy Hub would be sited 30m from residential properties in Greaves Road. The 2 no. columns proposed in the northern and southern corners of the outside gym area would be sited 35m and 48m respectively from residential properties. The fourth column sited on the short path close to the hub building would be sited 37m away from residential properties in Greaves Road.
13. Although the columns and the lights would be visible from some residential properties they would be separated from the proposed lighting columns by Greaves Road, tree screening along the park boundary and the existing grassed areas.
14. In line with the hours of operation for the healthy hub building which closes by 10.00pm and in the interest of residential amenity, the lighting would go off no later than 10.15pm. The extra 15 minutes would be to allow for users of the hub building a lit route out of the park.
15. It is therefore considered that due to the separation distances, the relatively low impact of the lights themselves and the partial screening of the site from certain angles, the proposed lighting columns would not adversely impact upon residential amenity in accordance with UDP policy DD4.

Appearance

16. The proposed 4no. lighting columns would be 6m tall and have a galvanised finish, but are to be located at a lower level than the highway. The columns are slim in design and would not appear as unduly prominent or likely to harm the visual amenity of the area. Conditions are attached to address the angle and intensity of

illumination of the lighting in accordance with policies DD1 and DD4 of the adopted UDP.

Access and Parking

17. The 4 lighting columns are for an existing healthy hub facility and would promote safer access to and from the healthy hub building. The lights would be in use primarily when traffic would be lighter. There are no objections from a highways/parking viewpoint.

Nature Conservation

18. A new bat activity and roost survey has been submitted with this application. An initial daytime survey of the trees on site and two nocturnal surveys were conducted to determine how bats were using the habitat on site and if any bats were roosting within any feature identified as suitable for use by roosting bays by the initial assessment.
19. The survey explains that the proposed lighting plan would not increase the lux levels on site to a level which would cause bats to have to commute across illuminated areas at a distance which they are not able to tolerate. Suitable dark commute routes would be retained to allow the bats to commute from the residential area to the main foraging areas just to the north of the outdoor gym. The proposed lights would not illuminate this area and there would be no detrimental impacts to the bats on site.
20. The report concludes that the proposed lighting of the path and gym would not detrimentally affect the conservation status of bats within the park, in accordance with UDP policy NC6.

CONCLUSION

21. The new lighting is proposed to improve security and safety for users of the healthy hub and the outdoor gym during the evening and hours of darkness, until the closing of the hub at 10.00pm.
22. It is considered that the proposed scheme would not detract from the visual appearance of the park or adversely impact upon residential amenity and would

help to maximise use of the healthy hub facility, in accordance with adopted UDP policy.

RECOMMENDATION

23. It is recommended that the application be approved subject to the following conditions:

REASON FOR APPROVAL

The new lighting is proposed to improve security and safety for users of the healthy hub and the outdoor gym during the evening and hours of darkness up to 10.00pm.

It is considered that the proposed scheme would not detract from the visual appearance of the park or adversely impact upon residential amenity and would help to maximise use of the healthy hub facility, in accordance with adopted UDP policy.

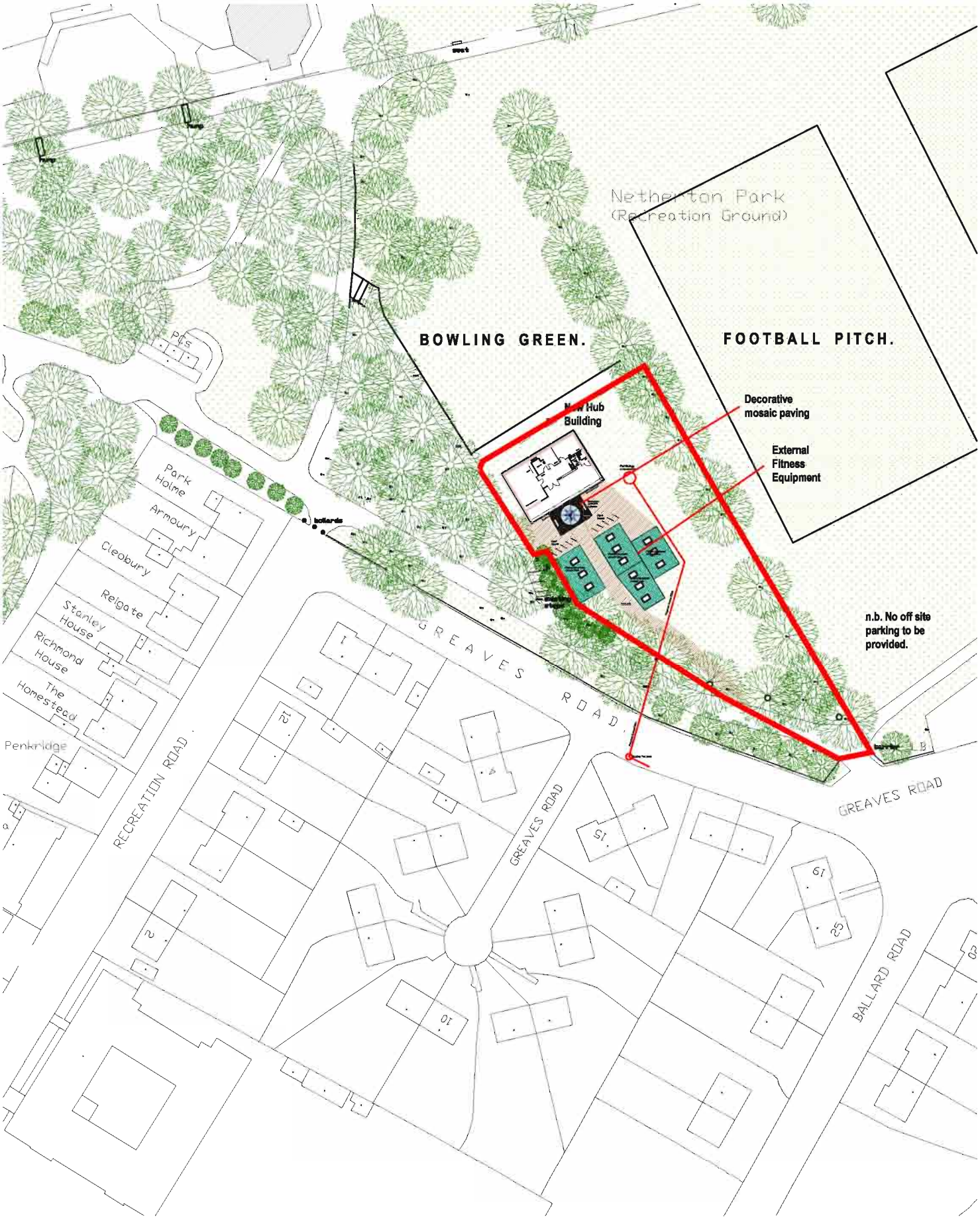
The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The floodlights on the lighting columns hereby approved shall not be operated before the hours of 08.00 nor after 22.15 hours on any day.
3. Prior to the commencement of development details of the direction and main beam angle of all the lights shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be erected in accordance with the approved details and maintained for the life of the development.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 5591aw and AMPE143/E003

5. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without the prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
6. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 ‘Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees’ .



Title

Path Lighting Location Plan Netherton Park

Scale	1:1000
Date	12/2010
Drawn	GS
Job Number	AMPH 429
Dwg. no.	A20
Rev.	1

Dudley Metropolitan Borough Council

Corporate Property

3, St. James's Road, Dudley, West Midlands DY1 1HZ

Directorate of Law, Property & Human Resources.
Dudley Metropolitan Borough Council

Interim Director
Philip Tart, LL.B.

Assistant Director
B. Gordon, B.Comm., M.B.A., M.Sc.

P:\Projects\AMPH429 - Healthy Hubs - Netherton Park\Project

BOWLING GREEN.

FOOTBALL PITCH.

GREAVES ROAD.

Scale bar

0 10 20m

KEY

ASR 100w SON-T 1C×
lamp(s): 1SON-T 100W
candela file 'INR5108.LDT'
1 lamp(s) per luminaire, 10700 initial lumens per lamp
Maintenance Factor = 0.810, watts per luminaire = 0
Outreach (from mounting axis to photometric center)= 400
mounting height= 6 m
number locations= 4, number luminaires= 4
kw all locations= 0.0

ASR 70w SON-T 1C×
lamp(s): 1SON-T 70W
candela file 'INR5439.LDT'
1 lamp(s) per luminaire, 6500 initial lumens per lamp
Maintenance Factor = 0.810, watts per luminaire = 0
Outreach (from mounting axis to photometric center)= 250
mounting height= 6 m
number locations= 2, number luminaires= 2
kw all locations= 0.0

GYM
87 points at z=0, sp 1.5m by 1.5m
HORIZONTAL LUX

Average	47.7
Maximum	107.9
Minimum	16.2
Min/Avg(Uo)	0.339
Min/Max	0.150
Coef Var	0.435
UnifGrad	1.69

Footpath
925 points
HORIZONTAL LUX

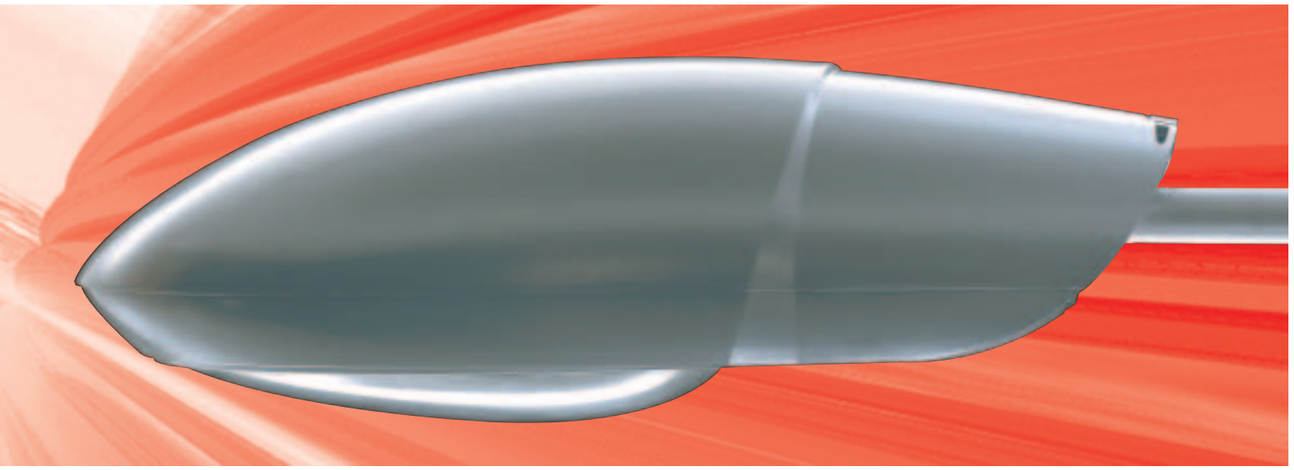
Average	26.8
Maximum	99.6
Minimum	2.7
Min/Avg(Uo)	0.101
Min/Max	0.027
Coef Var	0.700

WRTL Exterior Lighting
Waterside Park
Golds Hill Way
Tipton
West Midlands DY4 0PU
Tel: 0121 521 1234
Fax: 0121 521 1250

Project	Netherton Park
Drawing No.	5591aw
Designer	Andrew Williams
Area Engineer	Daniel Pars
Date	27/09/2010
Scale	1:125 @ A0
Sheet	1/1

ARC IP66

For use in: Main roads, motorways, intersections, slip roads, side roads, pedestrian crossings (Arc X only) and residential schemes.



Key Features and Benefits

- **IP66** Ensures superb, all weather Double Ingress Protection – DIP with a sealed lamp compartment within the overall IP66 body
- **Safe access** to the interior. Safe Maintenance Technology - SMT – provides automatic power disconnection when cover opened
- **No condensation** Interior moisture build-up is avoided through Controlled Breathing Technology - CBT – a series of breathers and labyrinths
- **Superb optics** Light is concentrated where it's needed by Faceted Optical Technology - FOT - a computer-designed seamless optic
- **Precision beam control** Further precision beam control is provided through fine horizontal and vertical lamp adjustment in all the design configurations
- **Ultra modern styling** Arc is suited to both functional and architectural applications
- **Easy top and side mounting** Arc is quick and easy to install through the use of the universal mounting spigot for side entry and post top applications
- **Rigid mount fixing** Our substantial two bolt fixing maintains the original lighting scheme design parameters throughout the service life
- **Simple, toolless maintenance** This is possible through the hinged canopy with a safety catch, an easily removed gear tray and the lamp bayonet fixing
- **Corrosion resistant** This ensures a long service life in any weather conditions through our LM6 seawater-resistant, lacquered aluminium high pressure die-castings
- **Impact resistance** is IK08
- **Recyclable** Arc is almost completely recyclable except the gasket as it's aluminium throughout
- **Pedestrian crossing** The Arc X pedestrian crossing version is available in both body sizes

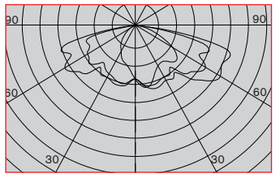
- **Two body sizes:** Arc 80 for lamps up to 150W SON/T – CDO-TT and Arc 90 for lamps up to 600W SON/T – HQI
- **Glass/bowl:** Injection-moulded, UV-stabilised polycarbonate bowl in Arc 80, curved and flat toughened safety glass in both Arc 80 and Arc 90
- **Finish:** In RAL 9007 silver as standard but other colours on request
- **Tilt angle:** 0° + 5° + 10° in both post top and side entry
- **Mounting:** Side entry mounting is 60mm without adaptor or 34, 42 or 48mm with adaptor; post top mounting is 60-76mm
- **Control gear:** Integral as standard
- **Insulation:** Class 1 (must be earthed), Class 2 optional
- **Ambient temperature range:** -20°C to +35°C
- **Standard ballast:** 230/240V, thermally protected

Dimensions and Weights

Flat Glass

Curved Glass

Polycarbonate bowl



Typical Polar Curve Arc 80

Type	Length mm	Width mm	Height mm	Windage	Weight kg
Arc 80					
Bowl	670	325	275	0.06	7-10
Curved Glass	670	325	240	0.06	7-10
Flat Glass	670	325	190	0.06	7-10
Arc 90					
Curved Glass	775	380	250	0.07	11-14
Flat Glass	775	380	200	0.07	11-14

Arc 80 Order Codes

Description	CODE
35W CDM-T Bowl	ASR35CDMTB
35W CDMT Flat Glass	ASR35CDMTG
35W CDM-T Curved Glass	ASR35CDMTCG
42W CFK Bowl	ASR42B
42W CFL Flat Glass	ASR 42G
42W CFL Curved Glass	ASR 42CG
57W CFL Bowl	ASR57B
57W CFL Flat Glass	ASR57G
57W CFL Curved Glass	ASR57CG
85W PH-H Bowl	ASR85B
85W PH-H Curved Glass	ASR85CG
50/70W SON-T/CDM-T Bowl	ASR5070B**
50/70W SON-T/CDM-T Flat Glass	ASR5070G**
50/70W SON-T/CDM-T Curved Glass	ASR5070CG**
70/50W SON-T/CDM-T Bowl	ASR7050B
70/50W SON-T/CDM-TT Flat Glass	ASR7050G*
70/50W SON-T/CDO-TT Curved Glass	ASR7050CG*
100W SON-T/CDO-T Bowl	ASR100B
100W SON-T/CDO-TT Flat Glass	ASR100G
100W SON-T/CDO-TT Curved Glass	ASR100CG
100W SON-T/CDO-TT Arc X Curved Glass LHD*	ASRX100CGL
100W SON-T/CDO-TT Arc X Curved Glass RHD*	ASRX100CGR
150W SON-T/CDO-TT Bowl	ASR150B
150W SON-T/CDO-TT Flat Glass	ASR150G
150W SON-T/CDO-TT Curved Glass	ASR150CG
150W SON-T/CDO-TT Arc X Curved Glass LHD*	ASRX150CGL
150W SON-T/CDO-TT Arc X Curved Glass RHD*	ASRX150CGR

Arc 90 Order Codes

Description	CODE
120W PH-H Curved Glass	AMR120CG
150W SON-T/CDO-TT Flat Glass	AMR150G
150W SON-T/CDO-TT Curved Glass	AMR150CG
250W SON-T/HQI Flat Glass	AMR250G
250W SON-T/HQI Curved Glass	AMR250CG
250W SON-T/HQI Arc X Curved Glass LHD*	AMRX250CGL 250W SON
250W SON-T/HQI Arc X Curved Glass RHD*	AMRX250CGR
400W SON-T/HQI Flat Glass	AMR400G
400W SON-T/HQI Curved Glass	AMR400CG
600W SON-T Flat Glass	AMR600G
600W SON-T Curved Glass	AMR600CG

Notes

1. All the versions shown are Wired For Cell. Clients requiring NEMA Socket versions instead should suffix the order code with the letter N, eg AMR600CGN.
2. **LHD** = Left Hand Drive **RHD** = Right Hand Drive
   * Tapped to 70W position
   ** Tapped to 50W position

To specify state: IP66 Double Ingress Protection, LM6 Seawater-Resistant All-Aluminium High Pressure Die Cast Lantern as WRTL Arc.

WRTL Exterior Lighting Ltd, Waterside Park, Golds Hill Way, Tipton, West Midlands DY4 OPU, UK.
Tel: +44 (0)121 521 1234 Web: **www.wrtl.co.uk**