

PLANNING APPLICATION NUMBER:P10/1723

Type of approval sought	Full Planning Permission
Ward	BROCKMOOR AND PENSNETT
Applicant	Gary Sirett, Corporate Property
Location:	THE DELL RECREATION GROUND, PENSNETT ROAD, BROCKMOOR, DY5
Proposal	PROVISION OF LIGHTING TO OUTDOOR GYM AREA AND PATHWAY
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The Dell Recreation and Sports Stadium is a sports ground comprising a floodlit running track, all weather sports pitch, outdoor gym area, club house and associated playing field with children's play area. The playing field is enclosed by a 5m high ball stop fence. Vehicular access to the site is via Bryce Road that runs along the northern boundary of the site with an associated car park. There are a series of pedestrian footpaths providing access to the sports ground from Bryce Road and Pensnett Road. The application site is designated as falling within the Green Belt.
2. Immediately adjoining the southern boundary of the site is Stourbridge canal and abutting the western boundary of the site is a local nature reserve. Bryce Road forms the northern boundary of the site and Pensnett Road forms the eastern boundary of the site. The site is located within a predominantly residential area characterised by inter-war semi-detached dwellings.

PROPOSAL

3. The proposal seeks the provision of lighting to serve the existing outdoor gym area and pedestrian pathways that run through the site. There would be three main areas for lighting within the site. This would be along the pedestrian footpath that provides

access to the site from Bryce Road located to the north, within the outdoor gym area located to the south of the existing sports pavilion building and immediately adjoining the existing children's play area located within the southern part of the site. There would be 7 lighting columns with the lights mounted on 6 metre high galvanised columns. The lights would be square and mounted on top of the columns. The light would comprise LED lights.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P02/0190	Redevelopment to create a football pitch, an area for street sports, relocation of children's play area and extension.	Approved with conditions	08/07/02
P04/0193	Erection of youth shelter	Approved with conditions	06/07/04
P09/1366	Erection of 5m high ball stop fence and 2.4m high gates to enclose football pitch.	Approved with conditions	15/12/09

PUBLIC CONSULTATION

- The application was advertised by way of neighbour notification letters being sent to the occupiers of thirty-four properties within close proximity to the application site and the display of a site notice. The latest date for comments was the 26th January 2011. No letters have been received making observations to the proposed development.

OTHER CONSULTATION

- Group Engineer (Development):** No objections.
No objections from Lighting Engineer subject to the lights being turned off no later than 2200 in order to protect residential amenity.

6. **Head of Environmental Health and Trading Standards:** No objections.

RELEVANT PLANNING POLICY

- Unitary Development Plan
 - S02 Green Belt
 - DD1 Urban Design
 - DD4 Development in residential areas

7. The site is designated as falling within the Green Belt.

- Supplementary Planning Guidance
 - Design for Community Strategy
- National Planning Guidance
 - PPG2 Green Belts

ASSESSMENT

Key Issues

- Impact upon Residential Amenity
- Design and Appearance
- Community Safety

Residential Amenity

8. The columns located to the south of Bryce Road would be sited at least 60 metres away from the nearest residential property, the lighting located within the outdoor gym area would be located at least 90 metres to the south of the nearest residential properties on Bryce Road and 65 metres from the nearest residential property located to the west of the existing children's play area.

9. Some of the lighting columns may be visible from residential properties. However, the significant separation distances between the proposed lighting columns and the nearest residential properties as well as having regard to screening provided by existing boundary treatment would ensure that the lighting would not have an adverse impact in terms of light spillage or light glare. The proposed specification of the lighting with the use of LED lights would be more appropriate than traditional lighting columns limiting light glare and spillage. A condition limiting the night time use of the lights to no later than 2200 would serve to ensure the protection of the residential amenity of the occupiers of nearby residential properties.
10. 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 thereby being in accordance with Policy DD4 of the Adopted Dudley Unitary Development Plan (2005).

Design and Appearance

11. The lighting columns would form essential facilities for outdoor sport and recreation thereby constituting appropriate development within the Green Belt. The lighting columns would not have an adverse impact upon the openness of the Green Belt and would be unobtrusive.
12. The proposed 7no. lighting columns would be 6m tall and have a galvanised finish. The columns would be of a slim in design and would not appear unduly prominent and or be visually detrimental by reason of their siting, design or materials thereby being in accordance with Policies S02, DD1 and DD4 of the Adopted Dudley Unitary Development Plan (2005).

Community Safety

13. The 7 lighting columns would serve to promote safer access to the outdoor gym area and its associated healthy hub facility thereby improving community safety and being in accordance with Policy DD1 of the Adopted Dudley Unitary Development Plan (2005).

CONCLUSION

14. The lighting columns would form essential facilities for outdoor sport and recreation thereby constituting appropriate development within the Green Belt. The lighting columns would not have an adverse impact upon the openness of the Green Belt and would be unobtrusive. The proposed lighting would serve to promote safer access to the outdoor gym area and its associated healthy hub in the interests of community safety. The significant separation distance of the proposed lighting columns from the nearest residential properties and the specification of the lighting would ensure the protection of residential amenity through limited light glare and light spillage. A condition can be attached to ensure that the lighting is turned off at 2200 in order to protect residential amenity.

RECOMMENDATION

15. It is recommended that the application be approved subject to conditions.

Reason for approval

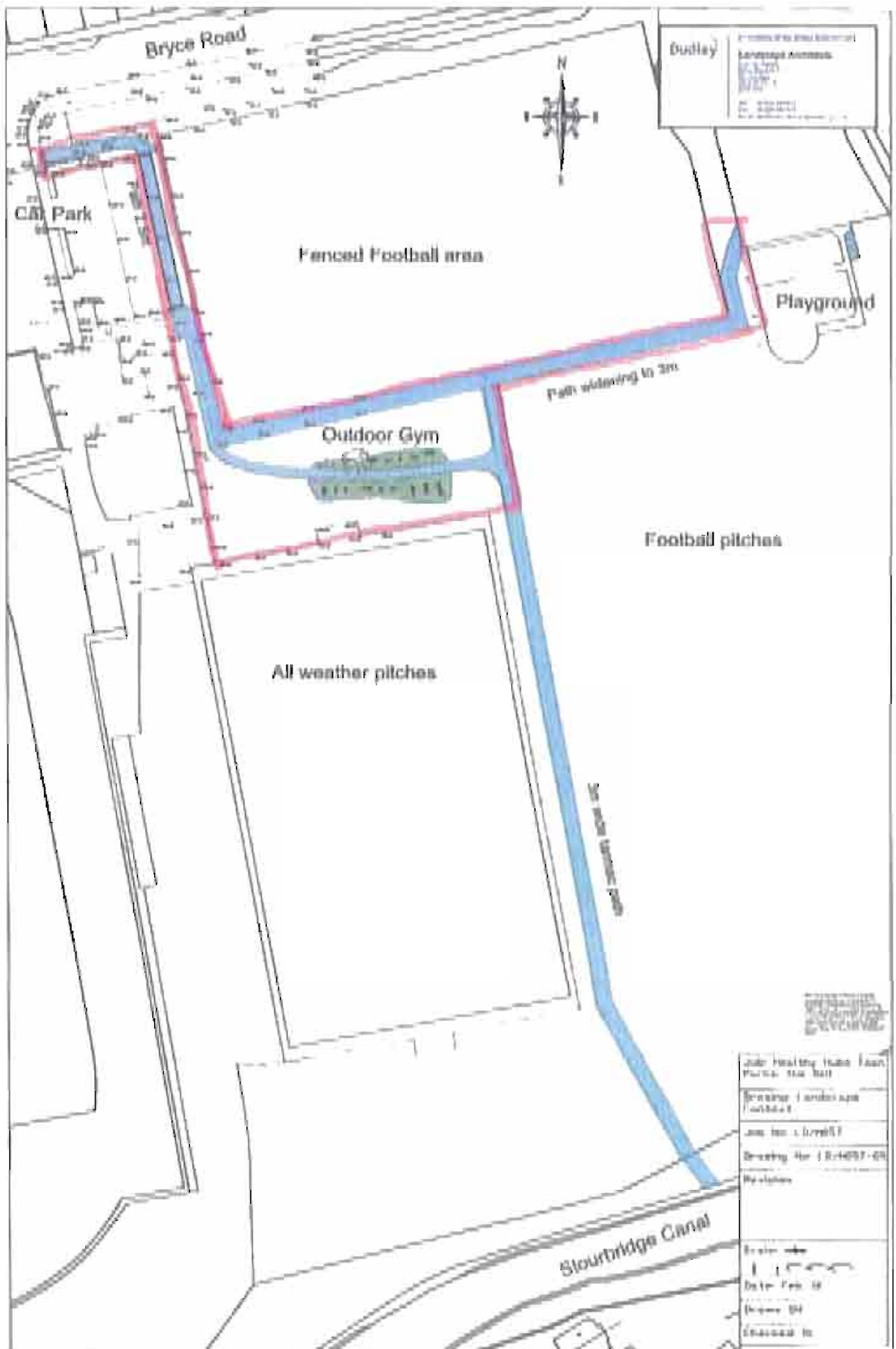
The lighting columns would form essential facilities for outdoor sport and recreation thereby constituting appropriate development within the Green Belt. The lighting columns would not have an adverse impact upon the openness of the Green Belt and would be unobtrusive. The proposed lighting would serve to promote safer access to the outdoor gym area and its associated healthy hub in the interests of community safety. The significant separation distance of the proposed lighting columns from the nearest residential properties and the specification of the lighting would ensure the protection of residential amenity through limited light glare and light spillage. A condition can be attached to ensure that the lighting is turned off at 2200 in order to protect residential amenity.

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 22.00 hours on any day.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: LD/M057-05 and 5592aw



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APPROVED FOR CONSTRUCTION
 BY THE LOCAL AUTHORITY
 ON 15/02/05

Job: Heating (main floor)
 Project: 000000
 Drawing: 1 (architect)
 Job No: 1 (level 1)
 Drawing No: 1 (14037-05)
 Revision:
 Date: Feb 05
 Drawn by:
 Checked by:

