

**WARD:** Westbury-on-Trym      **CONTACT OFFICER:** Kevin Morley  
**SITE ADDRESS:** Tennis Courts Canford Park Canford Lane Bristol

**APPLICATION NO:** 13/05887/FB      Full Planning (Regulation 3)  
**EXPIRY DATE:** 19 March 2014

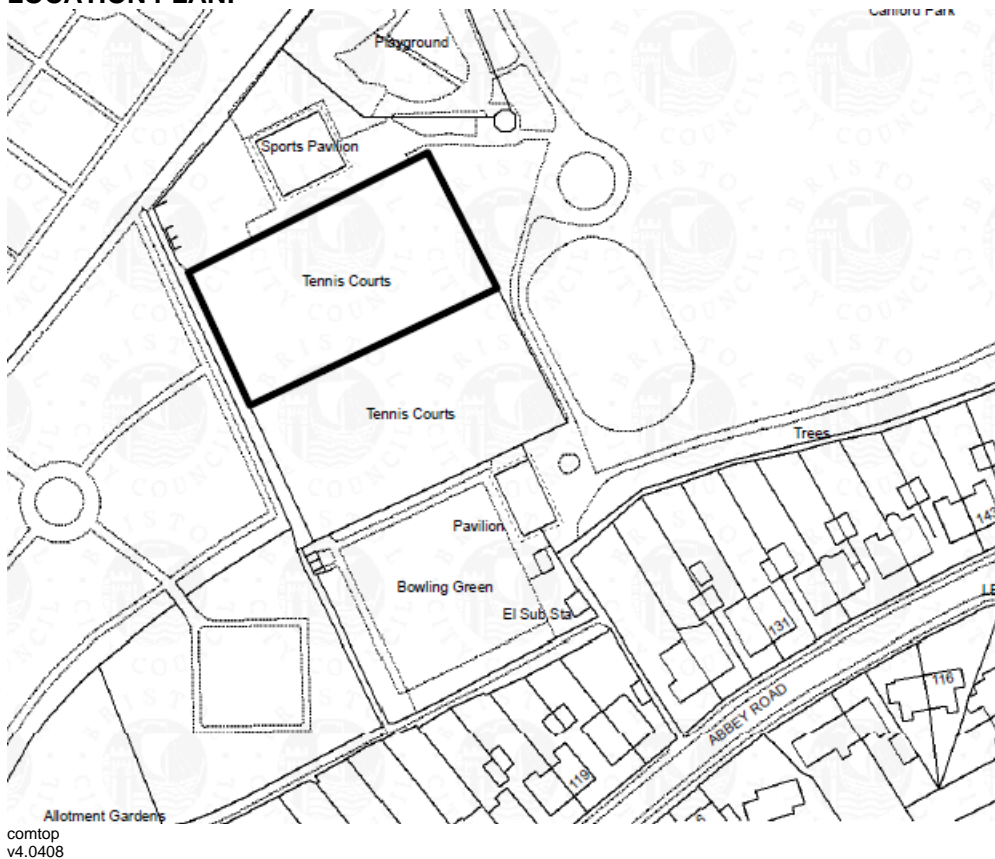
**Erection of flood lighting within four of the eight tennis courts on 10m high posts.**

**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** Bristol City Council      **APPLICANT:** Bristol City Council  
Environment And Leisure Services  
Colston 33  
Colston Avenue  
Bristol  
BS1 4UA

*The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.*

**LOCATION PLAN:**



comtop  
v4.0408

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

### COUNCILLOR REFERRAL

Councillor Alastair Watson has referred this application to the committee on the following grounds "The floodlights, as proposed, would cause excessive light pollution to local residents. They would light up the area, and shine in bedrooms and back gardens. Canford Park is situated in a residential area, and is not a suitable venue for a serious sporting facility. The park has, historically, been available for recreation and leisure. This proposed development would encourage professional coaches and organised matches. I believe that this is not the intention of this space, where more informal pursuits are carried out. There are other facilities close-by for indoor, and outdoor, tennis such as Coombe Dingle which has capacity to take more players in the evenings. There could also be an increase in anti-social behaviour as the park will be used by more people, later into the evening, encouraging others to come to the park at night. There is a considerable amount of opposition within the local community to this application."

### SITE DESCRIPTION

The application site is Canford Park, specifically the enclosed tennis courts to the western end of the site and the footpath linking the courts to the park entrance on Canford Lane. The park itself includes a number of informal open spaces, seasonal sports pitch, children's play area, formal planting and pathways as well as bowls and the tennis courts, which provide 8no. individual courts.

The park is bound to the south by the residential gardens belonging to properties on Abbey Road, with the library at the eastern end. To the north and northeast there are further residential properties on Canford Lane. To the northwest and west lies Canford Cemetery and Crematorium, but the predominant character of the area can be described as suburban housing.

### RELEVANT PLANNING HISTORY

None.

### APPLICATION

The application is made by Bristol City Council's Environment and Leisure Services and entails two elements.

The first proposes to erect floodlighting serving the 4no. northern-most tennis courts (closest to the cemetery). The floodlighting would consist of 10no. 10m high columns supporting LED style lighting consisting of twin-headed luminaires on each of the corners and quad-headed luminaires on the remaining 6no. columns. The lighting is proposed to be operated with a card system whereby patrons charge the card with payment beforehand and swipe it at the courtside, which would then illuminate that court only for a one hour period. The proposed lighting is intended to be ceased by 22:00hrs.

The second element of the application proposes to light the path running along the boundary with the cemetery, creating an illuminated link between Canford Lane and the tennis courts. This would be achieved by erecting 12no. 5m high columns supporting LED luminaires. This illuminated pathway would also be limited to the operational hours of the tennis courts, allowing the past patrons time to exit the park following 22:00hrs.

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

RESPONSE TO PUBLICITY AND CONSULTATION

The Applicant for the proposals, Environment and Leisure Services (BCC), carried out a consultation on potential floodlighting within the park in 2008/2009, but has not carried out any further consultations prior to this submission. During the course of the application, the Applicant has held information evenings relating to the proposals.

As part of the publicity for the planning application; site notices were erected in three locations (2no. on Canford Lane and 1no. on Abbey Road). Consultation letters were also sent to over 120no. nearby occupiers. As a result 271no. individuals commented on the application (some individuals added to their initial comments).

Between January 2014 and June 2014 the following representations were received:

A single comment was neither for nor against the proposals.

75no. of the representations were in support of the application citing benefits such as extending the usable hours of the courts, encouraging tennis and sport in general and increasing the activity and safety within the park. But it should be noted that only 6no. of those supporting comments came from nearby neighbours to the park. The remainder came from further afield.

Julie Jones, Lawn Tennis Association (LTA) Tennis Development Manager, commented that "The installation of floodlights will enable to local community to be able to play tennis all year round at Canford Park. It will help with retention of participants and ensure that people playing tennis can do so on a regular basis 52 weeks of the year. It will also provide the platform to organise a regular coaching and competition programme to attract more people."

This was also echoed by Colin Corline, LTA Facility Project Manager, whereby "The introduction of floodlighting on four of the courts within Canford Park will strengthen the council's ability to provide tennis to the local community in a park environment. The additional facilities will increase the amount of playing time available throughout the year. This additional playing hours would ideally be used to increase the number of local juniors and adults participating, competing, and enjoying and experiencing the game of tennis in line with British Tennis' Blueprint objectives."

62no. of the representations (one individual added a second comment) objected to the proposals, including an objection from another local group.

Sustainable Westbury-on-Trym (amenity group) comments as follows: "Sustainable Westbury on Trym wishes to object to the application as it stands and until further evaluation of the proposals has taken place. We are concerned that there are already at least two nearby prominent areas of night time floodlighting which affect the residents and night sky landscape of Westbury - at Coombe Dingle Sports Centre and at Redmaids school. They are both intrusive areas of bright light viewed from different hillside viewpoints in Westbury. We feel that there is insufficient technical information to inform residents and amenity groups about the likely additional impact of the proposed lighting. While LED lights are theoretically environmentally friendly, it appears that it has not previously been used for tennis courts and that the installation at Canford Park would be a test site to evaluate this technology. The setting of the courts would not in our view make it a suitable location to be used for this purpose. Also given a number of other issues, such as the level of additional parking that extended playing hours would attract, we consider that there has been a lack of community involvement and consultation about the proposal."

The Westbury Society (amenity group) also commented as follows "On behalf of the Westbury Society committee, I wish to express our concern that it was never made clear in this application or at a later date, that this lighting project is an experimental one which has not been tried and tested elsewhere. These facts emerged only as a result of inquiries by various interested individuals. The City Council

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

planning department has been very remiss in not carrying out a full survey of public opinion on this matter before proceeding with its intentions and in giving a full data base of fact on which people may judge the proposal. This is not a sports field or club - it is OUR local park where all kinds of other leisure activities take place in a small area. We seriously question therefore if this is the right location for a) installation of this kind b) whether results from installations in other parts of the country should not be forthcoming before any further plans are implemented and c) if local people should be allowed a discretionary vote on the matter before the park is opened to further activities which may be suited to areas that are not so enclosed by residential properties and is so important to the Westbury area as a historic and landscaped park."

The Chairman, on behalf of the Neighbourhood Partnership for Stoke Bishop, Henleaze and Westbury on Trym (NP3) commented as follows: "The above planning application, and in particular the process and procedure adopted by the applicant, was debated at the at the Neighbourhood Partnership Meeting for Stoke Bishop, Henleaze and Westbury on Trym (NP3) on the evening of Monday 16th June 2014.

Having reviewed and discussed this matter we are compelled to write to register our concern that due process has been abused and has failed to meet the necessary minimum standard required to ensure a fair and proper 'Consultation' with the Community. There is a very chequered history surrounding this particular application including: -

- a. trying to force a quick decision based on false information that funding would be lost if decision was not made by the end of March
- b. initially sending the application to the Bristol South and East Planning application Committee
- c. and most importantly failing to engage in proper consultation with the Community evidenced by: -
  - i. Initially failing to notify residents adjacent to the site until reminded to do so
  - ii. Failing to provide complete details of the equipment proposed, some information has now been drip fed
  - iii. Failing to provide operating details of the equipment proposed, some information has now been drip fed
  - iv. Failing to provide examples of similar installations. The applicant has now admitted that this will be an experimental site.
  - v. Making incorrect claims of consultation
  - vi. Failing to consult with local Councillors and recognised stakeholder groups
  - vii. Failing to consult with 'The Friends of Canford Park'

It is easy to understand why the local Community has lost all trust in the administration based on this performance.

This shabby performance is made worse by the latest notification that a 'drop in session' will be held at the Westbury on Trym Library on Tuesday the 24th June between 4 and 8pm, to provide further information to residents. This clearly indicates that the applicant accepts that they have failed to engage properly with the Community. Unfortunately the planning application remains programmed for July and the content of the application remains as submitted and therefore cannot address any legitimate concerns raised by the Community at this drop in session. We request that the Planning Committee is provided with a complete record of all the requests for information, complaints and concerns raised at this drop in session for their consideration in reaching any decision. As an aside the timing of this 'drop in session' does clash with England's final Group D game in the FIFA World Cup?

For the avoidance of doubt we are commenting only on the process to date which we consider inadequate to meet acceptable standards of governance. We make no comment on the merits of the

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

applicant's case or the objections received; but we do consider that the Community have been denied their democratic right to prepare a proper response to this application due to the failure by the applicant to consult properly and provide complete data.

This letter should be read in conjunction with the statement submitted by Hilary Long, Chairman of the Westbury on Trym Society together with the string of e-mails from Councillor Alastair Watson, copy attached for ease of reference. I am writing this letter in my capacity as Chairman, on behalf of the Members and Councillors present at the 16th June NP3 Neighbourhood Partnership meeting. Cllr Peter Abraham declared an interest as a Member of the Planning Committee. We trust that either the Planning Officers or the Planning Committee of Councillors' will recognise that this particular application fails to meet the minimum acceptable standard of Consultation and request that it is withdrawn to maintain the integrity of the administration and due process."

From July 2014 up to the point of writing this report a further 126no. of objections were received (again an individual added to their earlier comment), many in the form of pro-forma style letters that were signed by members of the public. There was also a pack of 32no. such pro-forma letters that were recorded as a petition. An additional 4no. comments of support were also received.

Among these objections the Campaign to Protect Rural England (CPRE Avonside) commented as follows: "CPRE South Gloucestershire/North Bristol District committee wishes to object to the above application for the following reasons:

We have a number of concerns about the nature of this application, including the standard of the information contained within it, the delays to which its progress has been subjected, and the difficulties which the local community have experienced relating to poor communication and information provided to them. Some of these concerns have already been highlighted by the Neighbourhood Partnership, the Westbury on Trym Society and local councillors. We therefore confine the following objection comments specifically to the negative effects of light pollution on the local environment and wildlife.

We are of the view that the proposal is contrary to the provisions of

1. The NPPF: "By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. (Paragraph 125)
2. Planning Practice Guidance 2014: Light Pollution. Paragraph 001 "For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time."
3. Bristol Local Plan Core Strategy Policy BCS23: "Development should be sited and designed so as to avoid adversely impacting upon environmental amenity or biodiversity of the surrounding area by means of fumes, dust, noise....light or other forms of ...pollution."

Due to the experimental nature of the tennis court lights and a lack of proof about their likely effect, there is no evidence that they will not have an adverse impact on the environment. The burden of proof falls on the applicants to provide this.

The tennis courts in question are in a quiet location in a local "Green Flag" park, adjacent to a wildlife rich cemetery. The backdrop consists of the slopes of Henbury Golf Course and the Blaise Castle Estate which are within the Kingsweston and Trym Valley Conservation Area, with a tree-lined skyline above. The view in that direction at night from this area of the park is towards dark skies, which are a rare occurrence within the City of Bristol and are to be treasured for their environmental value.

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

Meanwhile night-time views across Westbury on Trym to the south from the slopes located to the north west are already often ablaze with lights of many different kinds, including floodlights at Redmaids School and the Coombe Dingle Sports Complex. It is thus all the more important that the north facing view into the Conservation Area from the south is preserved.

Additionally the effects of lighting on wildlife are widely recognised. Apart from a variety of birds and mammals the presence of foraging bats in Canford Park has been noted. The Royal Commission on Environmental Pollution publication Artificial Lighting in the Environment (2009) recommends (para 3.10) that there should be a presumption against artificial lighting where it might have a negative impact on species of concern.

It would also seem that the proposal to activate the lights in an ad hoc manner by use of swipe cards risks having the opposite effect on the environment and residential amenity to that intended. The Royal Commission on Environmental Pollution in its 2009 publication Artificial light in the Environment (paragraph 5.13) states "One possible disadvantage however (to lights being activated only when needed) might be an increase in disturbance, as the sudden activation of lights against a dark background might be more intrusive than a continuous light for those who have problems sleeping, or more disruptive to foraging nocturnal mammals or birds"

The negative impact of the floodlighting would be compounded by the (presumably permanent) new access lighting across the park which at the Canford Lane end would be in close proximity to Canford Cemetery, parts of which have been designated "wildlife areas" by the City Council.

From an environmental viewpoint therefore this is definitely not the location in which to erect 10 meter high columns of experimental lights. They would not be the "right lights in the right place."

We are of course hugely supportive of the vital role which sport plays in the health and wellbeing of adults and children and recognise the need to encourage grassroots participation. But the provision for this needs to be appropriate. We are also aware that the proposal appears to have an objective to minimise light pollution. However to quote from Sport England's Design Guidance Note: Artificial Sport Lighting, updated guidance for 2102: "Sky 'aura', meaning the glow which appears above a lit pitch when it is viewed from a distance at night results from a combination of the reflectance of the pitch surface and light scattering by dust or moisture in the air above the pitch. As such it is a consequence of factors other than the lighting itself and is largely unavoidable." There is therefore bound to be an undesirable level of "glow", whatever the attempts at mitigation.

We therefore consider that the potential harm which such floodlights would cause in this particular location outweighs the benefits that might be brought to the local community from the opportunity to play tennis on winter and spring evenings on open-air courts, especially given the availability to the public of other such courts in the very close vicinity during the evenings.

The objections received as part of the planning application can be summarised as:

- Change of character of park - leisure to formal sports
- Light pollution/nuisance - use until 22:00hrs is excessive
- Increase in noise and disturbance
- Loss of privacy to neighbours
- Increase in anti-social behaviour (additional lighting)
- Visual impact of columns
- Traffic and transport concerns
- Health risks of (new technology) LED floodlighting i.e. staring directly at it
- Questionable demand for the facilities given other venues within the area
- Limiting public use as coaching and competitions use the courts
- Difficulty enforcing restrictions placed on any permission, and
- Poor consultation

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

The above points will be covered within the Key Issues of the report. With regard to the comments regarding consultation, it is acknowledged that prior to the submission of this application the Applicant had not carried out any significant consultation since 2009, but the consultation and publicity given the planning application has been significant, although deadlines for comment have been extended on two occasions to encompass a wider catchment of residents/park users.

#### OTHER COMMENTS

**Pollution Control** has commented as follows:-

Having looked at the lighting specifications and lighting engineer contour plans the level of lighting at the nearest residential premises would be a minimal 1Lux for part of the rear garden, well below the 5 lux requirements for similar areas (guidance taken from the lighting engineers code and artificial lighting DEFRA guidance on what would constitute a statutory nuisance). The rest of the areas are sport/recreational land and a mainly cemetery land. Statutory artificial light nuisance would not be applicable to these pieces of land for obvious reasons, it relates to light nuisance being caused to premises.

It would be worth recommending and stipulating that the lighting be faced down and adjustable to ensure spillage doesn't occur or glare to surrounding properties within the area, as often the problem isn't the lighting, it is the engineers who install the lights and do not adjust to ensure they are focussed on the areas where the lighting is needed. It would be worth your checking also with the engineer re the lights and whether this will be possible to ensure no problems result from the installation (i.e. the lights are adjustable and can be faced down to achieve the lighting values provided). The specifications seemed to indicate the lights are adjustable.

**Arboricultural Team** has commented as follows:-

Prior to my site visit I was initially concerned given the proximity of trenching to the trees along the entrance to Canford Park. I have now visited the site, spoken with the Arboricultural Consultant, read the arboricultural report and have the following comments.

I understand that the trench to be dug to accommodate the cable is approximately 1ft in depth and will be dug by hand, while being supervised by an arboriculturalist. I had feared that a digger would be involved however because the soft area already has a boundary fence the area is inaccessible to such machines and the small trench can only be dug by hand.

I therefore consider that provided the works are carried out in accordance with the Arboricultural Method statement and are sufficiently supervised there is likely to be little detrimental effect on the adjacent trees.

**Crime Reduction Unit** has commented as follows:-

[The Police Officer responsible for the area] has said that on the whole there is very little anti-social behaviour in the park. The proposed lights along the path would be of benefit to all users and the Police, it would help prevent persons from hiding when pedestrians and dog walkers are using the path. It would also aid Police when patrolling that area. From my point of view I recommend that all lighting units and equipment are vandal resistant.

**Nature Conservation Officer** has commented as follows:-

The access track did have potential for bats, both in terms of foraging/commuting routes and potential roost sites. Therefore a bat activity survey was subsequently undertaken to determine the level of bat use, and the species. As I may have mentioned before, some species of bat are more sensitive to

**Development Control Committee B – 12 November 2014****Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

light than others. The survey found good levels of activity (commuting/foraging) by Common Pipistrelle, but only one other species was recorded, briefly, and that was Leisler's Bat. Both of these species are relatively tolerant of lighting, and are commonly found within lit urban areas.

The lighting being used for both the flood-lights and lighting the pathway, are LED lights, which don't emit UV light. This is beneficial as UV attracts insects, which can then create a vacuum of foraging resource within the surrounding darker areas. The officer [Applicant] responsible for this project has confirmed that the lighting will not be in use (as it won't be needed) between May and August, which is when bats are most active, and measures are being taken to reduce the light spill from the flood-lighting onto the access track. I am therefore satisfied that the lighting proposals will not have a detrimental impact on wildlife.

**Transport Development Management** has commented as follows:-

Although the lights will allow games to be played later in the evenings, there is no increase in the number of courts so the traffic created would be no higher than that which could exist currently when the courts are fully in use. Therefore the issue is more one of frequency of use than maximum amount.

Also the use of four courts, without any additional spectator facilities, does not seem to us to create an amount of parking that would be out of keeping with a park that has sports facilities.

While it may be expected that local residents would have to put up with a certain amount of extra parking after dark I do not see this as a reason for refusal of the application.

## RELEVANT POLICIES

**National Planning Policy Framework – March 2012****Bristol Core Strategy (Adopted June 2011)**

BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS12	Community Facilities
BCS21	Quality Urban Design
BCS23	Pollution

**Bristol Site Allocations and Development Management Policies (Adopted July 2014)**

DM14	The health impacts of development
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM33	Pollution control, air quality and water quality
DM33	Pollution control, air quality and water quality
DM35	Noise mitigation



**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

KEY ISSUES

(A) ARE THE PROPOSALS ACCEPTABLE IN PRINCIPLE?

The Applicant, working with the Lawn Tennis Association, has identified this site for additional capacity for tennis based upon the Council's Sports Development Strategy.

There is no new tennis facilities proposed, in terms of courts and spectator stands, or any material change of use as part of the application. The principle of improving current park and sports facilities is acceptable in principle subject to other considerations set out below.

(B) DO THE PROPOSALS SAFEGUARD THE RESIDENTIAL AMENITIES OF NEIGHBOURING OCCUPIERS?

This key issue is the most prevailing concern from the public commentary received and regards the following specific matters:

(i) Light nuisance/glare

The light mapping information and equipment specifications have been assessed by the Council's Environmental Health - Pollution Control team. They have noted that if the installation operates as per the predicted results (as submitted) then the artificial lighting, including the pathway illumination, would not result in any significant light nuisance to neighbours. The Pollution Control team have suggested that the system be tested prior to normal operation to ensure that the predictions are correct and adhered to. The team have also requested that lighting be installed in accordance with the relevant professional standard in line with the Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting. Subject to these technical conditions the proposal would not cause any significant light nuisance.

(ii) Noise/disturbance

The additional frequency of use of the tennis courts, into the evenings between September and April will create some additional noise and disturbance as a result of the general comings, goings and use of the courts. However, given the nature of the sport and the generous distances between the illuminated courts and nearest neighbours, this additional activity is not considered to be significant. In any event the use of the illuminated courts is proposed to cease at 22:00hrs each evening and this would form the basis of an hours of operation planning condition.

(iii) Health

Although the LED style of artificial lighting is comparatively new in terms of sporting use; LED lighting is now commonly being used for artificial illumination of paths, cycle ways and routes through public open space across the city. There has been significant objection on this issue from third parties but the Environmental Health - Pollution Control team have raised no objection to the lighting on public health grounds and refusal on this basis is not recommended in this instance.

(iv) Loss of privacy

The proposals would not result in any additional loss of privacy to neighbours through use of the tennis courts or the illuminated pathway.

To summarise this key issue; the proposals, subject to testing and subject to the restrictive timing conditions imposed, would not significantly harm the residential amenities of neighbouring occupiers to a degree that conflicts with planning policy and justifies refusal of planning permission in this instance.

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

(C) ARE THE PROPOSALS VISUALLY ACCEPTABLE?

The ten 10m high columns and associated luminaires surrounding the four northernmost tennis courts are functional in appearance and during periods where they are not in use would have little visual impact on the area and views into/out of the park. When the lighting is in use, given the dark backdrop to the north created by the cemetery and Blaise Estate, there will be some visual impact created by the illumination of the tennis court floor. However, this impact is not considered to be significant to justify refusal of the application.

Similarly, the twelve 5m high poles to illuminate the pedestrian path to and from Canford Lane would not have an unacceptable impact on the visual amenities of the park and surrounding area. As such the proposed development for floodlighting and pathway illumination is considered to be visual acceptable in this instance.

(D) DO THE PROPOSALS RAISE ANY CRIME AND SAFETY ISSUES?

The Architectural Liaison Officer based within the Crime Reduction Unit has noted that there is little reported anti-social behaviour in the park and the lighting would benefit not only users of the park but the Police in terms of helping to prevent criminal activity by assisting with patrols of the area and reducing shadowed areas of concealment. Therefore, the proposals do not raise any unacceptable crime and safety issues.

(E) DO THE PROPOSALS RAISE ANY ISSUES RELATING TO NATURE CONSERVATION?

The Ecology Officer has requested that with the evidence of bats in the area of the park and cemetery; the flood lighting and pathway lighting is not used at all between May and August. This is to ensure that the lighting does not interfere with foraging bats during their most active periods. The Applicant has responded to this recommendation and would accept the imposition of a restrictive planning condition; given the limited need for artificial lighting during these months. Subject to this; the proposal does not raise any unacceptable nature conservation issues.

(F) DO THE PROPOSALS RAISE ANY ISSUES RELATING TO TREES?

An arboricultural method statement accompanies the application, which details the necessary precautions and processes needed to ensure the protection of the existing trees along the route of the pathway that is to be illuminated, during its installation. The Arboriculture Officer has reviewed the statement and subject to its implementation through the imposition of a planning condition; no objections are raised on this issue.

(G) DO THE PROPOSALS RAISE ANY TRANSPORT AND MOVEMENT ISSUES?

It is acknowledged that with the additional use of the existing tennis courts during the evening; the frequency of associated traffic and parking is likely to increase. However, there are no new facilities proposed and no objection is raised from Transport Development Management to substantiate refusal. Therefore, the proposals do not raise any unacceptable transport and movement issues.

## CONCLUSION

In conclusion, it is recognised that the frequency of use of the tennis courts will increase during the periods the lighting is in use between September and April, which will increase associated activity but not to a degree that warrants objection. With the imposition of appropriately worded conditions as set out above, including an initial test of the lighting prior to its use; the residential amenities of neighbours would be ensured. All other planning issues relating to the development are considered to be acceptable.

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

As a Council facilitated scheme, the Applicant has ensured compliance with any conditions the Committee wish to impose. Furthermore, if in the future the tennis courts are managed by an independent operator and the Local Planning Authority (LPA) receives complaints regarding breaches of any such conditions, then the LPA can ensure compliance with the service of a Breach of Condition Notice.

Given this, the above and the recommended planning conditions; the application is recommended to members of the committee for approval.

**COMMUNITY INFRASTRUCTURE LEVY**

How much Community Infrastructure Levy (CIL) will this development be required to pay?

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

**RECOMMENDED GRANT subject to condition(s)**

**Time limit for commencement of development**

1. Full Planning Permission

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Pre occupation condition(s)**

2. Arboricultural Method Statement

The development hereby approved shall be carried out in accordance with the measures contained within the approved Detailed Arboricultural Method Statement, prepared by Treework Environmental Practice, prior to the first operation of the lighting hereby approved.

Reason: To ensure that the nearby trees are safeguarded.

3. Lighting - test before use

Prior to the first operation of the pathway and tennis court lighting hereby approved, a report detailing the actual luminance levels at neighbouring residential properties shall be submitted to and approved in writing by the Local Planning Authority.

If the luminance levels at neighbouring properties are found to be above those predicted on the 'Predicted Overspill Footprint (Column height = 10m) Drawing number Canford Park 002 (dated 19 December 2013)' then a further report detailing mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and the approved works shall then be completed in full and tested prior to the first operation of the lighting.

**Development Control Committee B – 12 November 2014****Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

Reason: To ensure the development is in accordance with predicted tolerances and to safeguard the residential amenities of neighbouring occupiers from excessive light nuisance.

**Post occupation management**

## 4. Light levels

The artificial pathway and tennis court lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations in table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01:2011 (or any guidance replacing/superseded said guidance note).

Reason: To safeguard the residential amenities of neighbouring occupiers from excessive light nuisance.

## 5. Tennis court floodlighting hours Monday - Sunday (September to April)

The tennis court floodlighting, hereby approved, shall be switched off by 22:00hrs until dusk the following day Monday to Sunday and shall not be used at all from May to August.

Reason: To safeguard the residential amenity of nearby occupiers and in the interest of nature conservation (bats).

## 6. Pathway lighting hours Monday - Sunday (September to April)

The pathway lighting, hereby approved, shall be switched off by 22:15hrs until dusk the following day Monday to Sunday and shall not be used at all from May to August.

Reason: To safeguard the residential amenity of nearby occupiers and in the interest of nature conservation (bats).

**List of approved plans**

## 7. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Path Lighting, received 28 January 2014  
 5-1000-1 5m (Path) Column Elevation, received 28 January 2014  
 LED Park (Path) Light Specification, received 28 January 2014  
 Luminaire details, received 22 January 2014  
 Supplementary information, received 22 January 2014  
 Outdoor tennis LED lighting design, received 22 January 2014  
 1000 Existing tennis courts, received 22 January 2014  
 10m planted column, received 22 January 2014  
 002 Predicted overspill footprint, received 22 January 2014  
 04 Tennis layout, received 22 January 2014  
 Light Card System (Spec), received 21 February 2014  
 Light Card System (Info), received 21 February 2014  
 Detailed Arboricultural Method Statement, received 3 April 2014

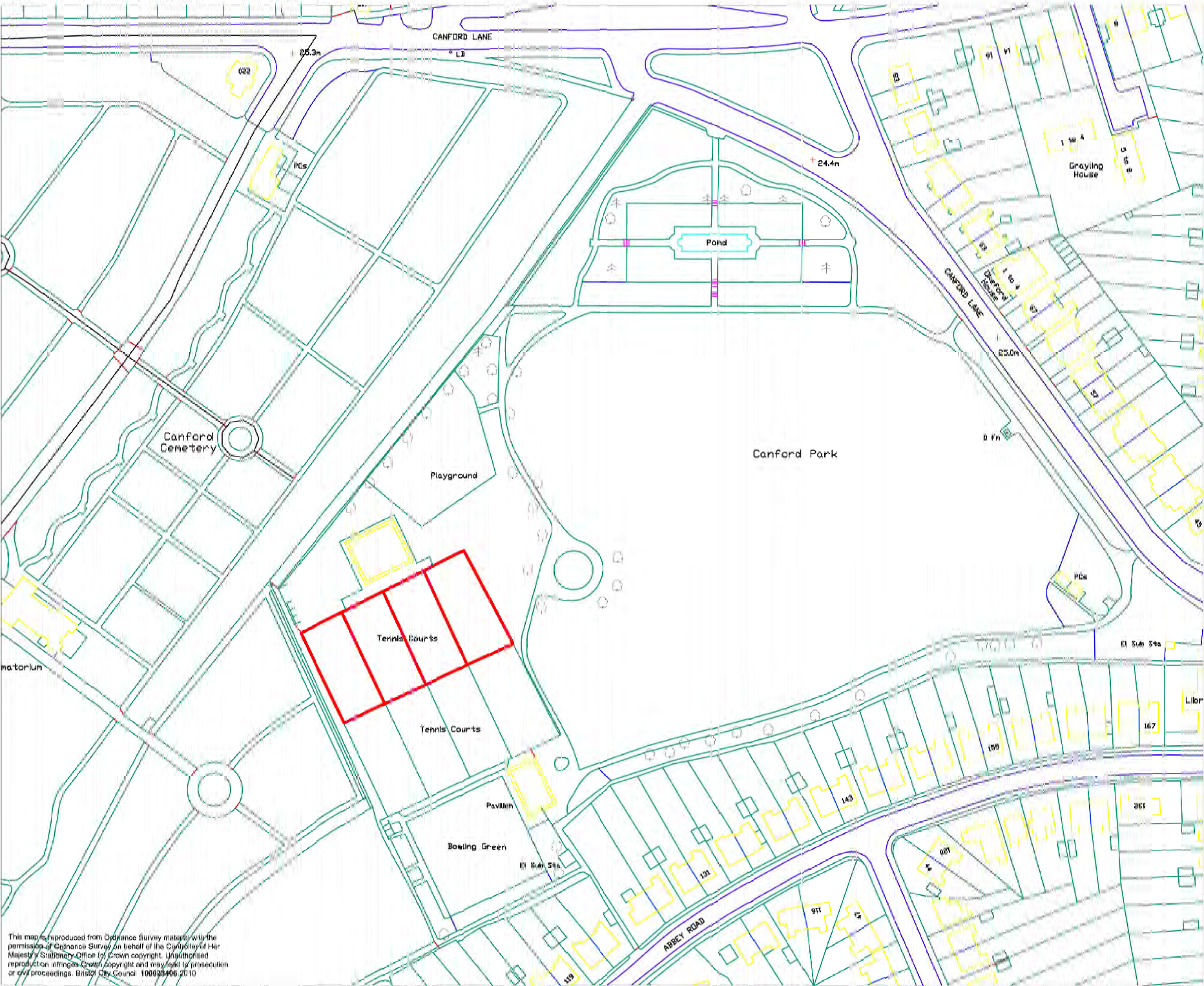
Reason: For the avoidance of doubt.

**Development Control Committee B – 12 November 2014**  
**Application No. 13/05887/FB: Tennis Courts Canford Park Canford Lane Bristol**

BACKGROUND PAPERS

Pollution Control	17 February 2014
Arboricultural Team	10 April 2014
Crime Reduction Unit	20 February 2014
Nature Conservation Officer	9 June 2014
Transport Development Management	25 April 2014

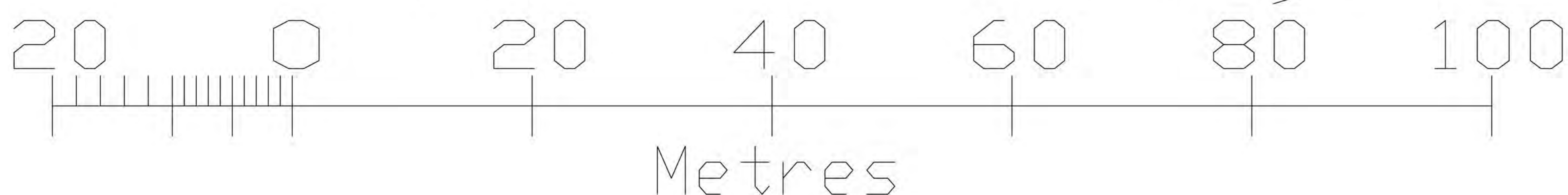
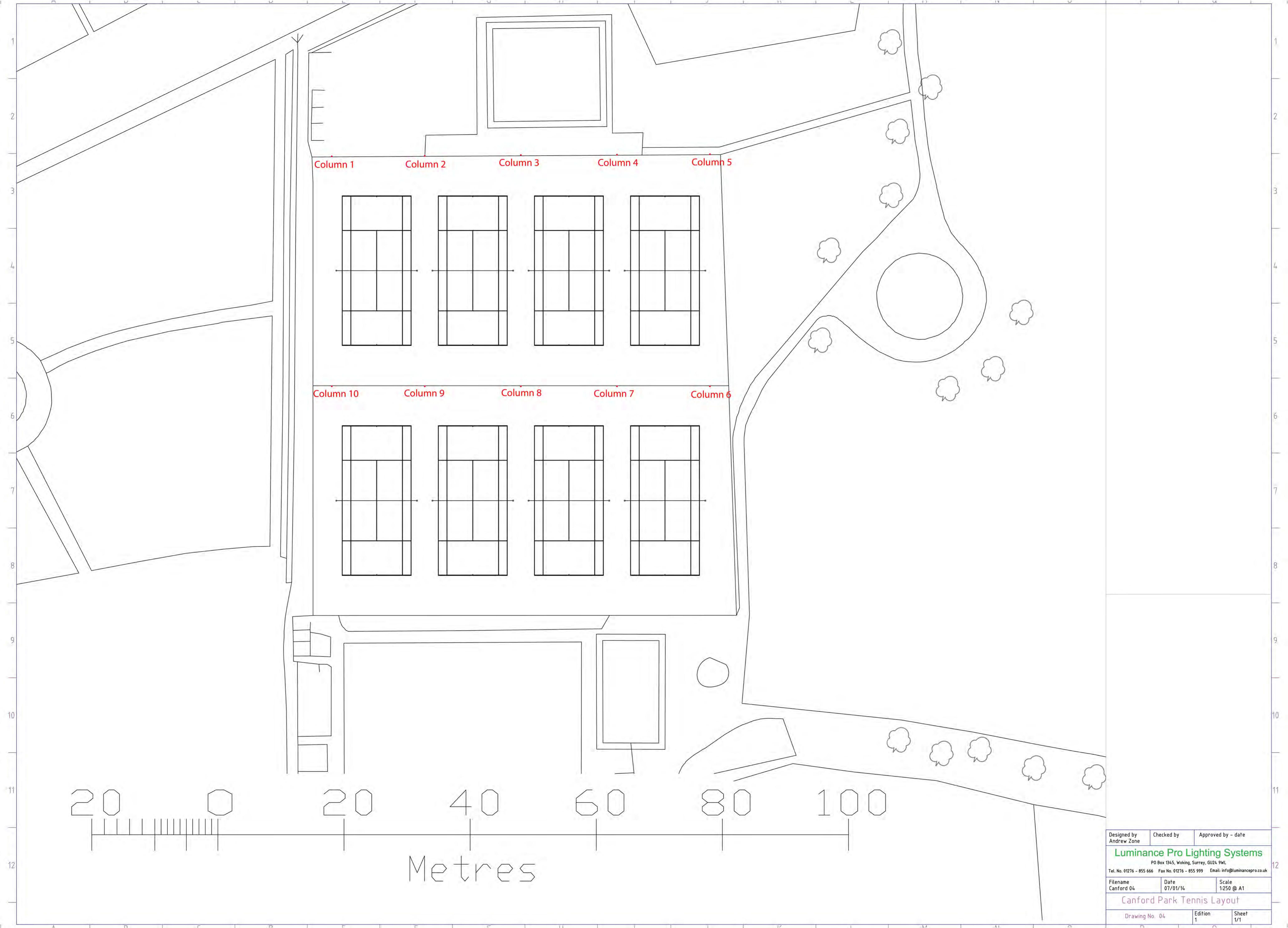
# CANFORD PARK - TENNIS COURTS.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. It is Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Bristol City Council 100033906 2010



Revision No.	Revision Title	Date	By
<b>BRISTOL CITY COUNCIL</b>			
<b>Landscape Design Team</b>			
<b>City Development</b>			
<small>North House, 81 George Street, Bristol BS1 6SR. Tel: 0117 620000 Fax: 0117 203 4037</small>			
<b>Project Title</b> CANFORD PARK			
<b>Drawing Title</b> Existing Tennis Courts			
Date	Drawn by	Checked by	1:1250@A3
19.11.10	AS	MD	
<b>Drawing Scale</b>		<b>Project No.</b>	<b>Drawing No.</b>
SURVEY			1000
<small>NS: Do not scale off this drawing. Check all measurements on site.</small>			



Designed by Andrew Zone	Checked by	Approved by - date
<b>Luminance Pro Lighting Systems</b>		
<small>PO Box 1345, Woking, Surrey, GU24 9WL</small>		
<small>Tel. No. 01276 - 855 666 Fax No. 01276 - 855 999 Email: info@luminancepro.co.uk</small>		
Filename Canford 04	Date 07/01/14	Scale 1:250 @ A1
<b>Canford Park Tennis Layout</b>		
Drawing No. 04	Edition 1	Sheet 1/1

# MSc

Materials Science Consultants Ltd  
Unit 3: Greenwich Business Park  
53 Norman Road  
LONDON  
SE10 9QF

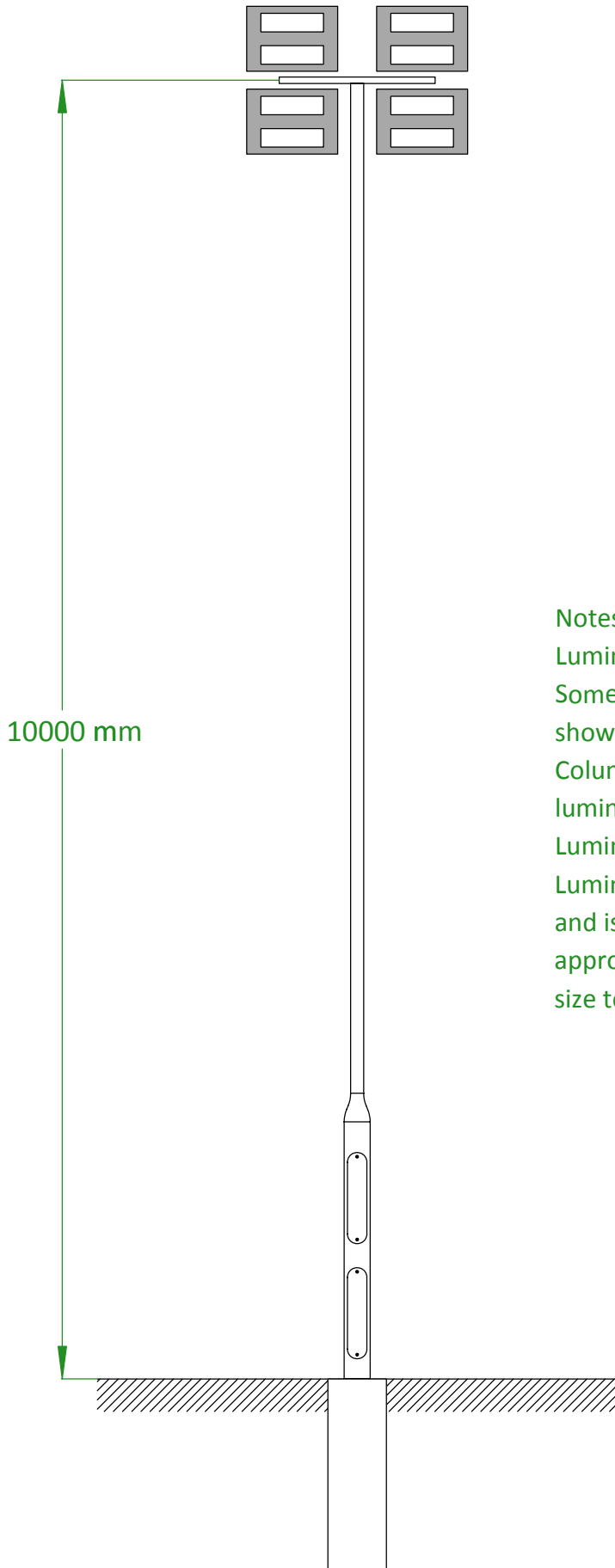
Tel. 020 8293 6655  
[info@msc-global.co.uk](mailto:info@msc-global.co.uk)

## Sports Lighting

Infrastructure  
10 m planted column with  
Hilux LED luminaires

Date: December 2013

Scale: 1:50 @ A4



### Notes:

Luminaire mounting height is nominal.

Some columns will have four luminaires as shown; some will have two.

Columns are 'planted'. Access to the luminaires requires a cherry picker.

Luminaire design is indicative of the Luminance Pro Hilux Eco-Sport LED luminaire and is approximately to scale - luminaires are approximately 700mm by 500mm, similar in size to a conventional metal halide luminaire.

### Revisions

Rev	Description

### Notes

--



# Canford Park Tennis Club

## Outdoor Tennis LED Lighting Design

<b>Project code:</b>	2855
<b>Date:</b>	25/11/2013
<b>Client:</b>	Canford Park Tennis Club
<b>Project Consultant:</b>	Materials Science Consultants Ltd
<b>Lighting Design Company:</b>	Luminance Pro Lighting Systems Ltd
<b>Lighting Design Representative:</b>	Andrew Zone
<b>Lighting Design Software:</b>	CalcuLux Area 7.7.0.1
<b>Design Criteria:</b>	To provide a lighting scheme suitable for Lawn Tennis Associations recommended standard. PPA = 500 Lux maintained at 0.7 uniformity TPA = 400 Lux maintained at 0.6 uniformity
<b>Columns:</b>	10 No. 10 metre nominal (HiLux model: HLC100HD)
<b>Luminaires:</b>	32 No. (HiLux model: Eco-Sport)
<b>Lamps:</b>	LED
<b>Notes:</b>	This lighting design is solely based on the use of the equipment detailed. Any deviation from this equipment will produce differing results.

The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

<b><i>luminance pro</i></b> <b>lighting systems</b> PO Box 1345, Woking, Surrey, GU24 9WL	<i>Email: <a href="mailto:info@luminancepro.co.uk">info@luminancepro.co.uk</a></i> <i>Website: <a href="http://www.luminancepro.co.uk">www.luminancepro.co.uk</a></i> <i>Tel: 01276 855666</i> <i>Fax: 01276 855999</i>			
				

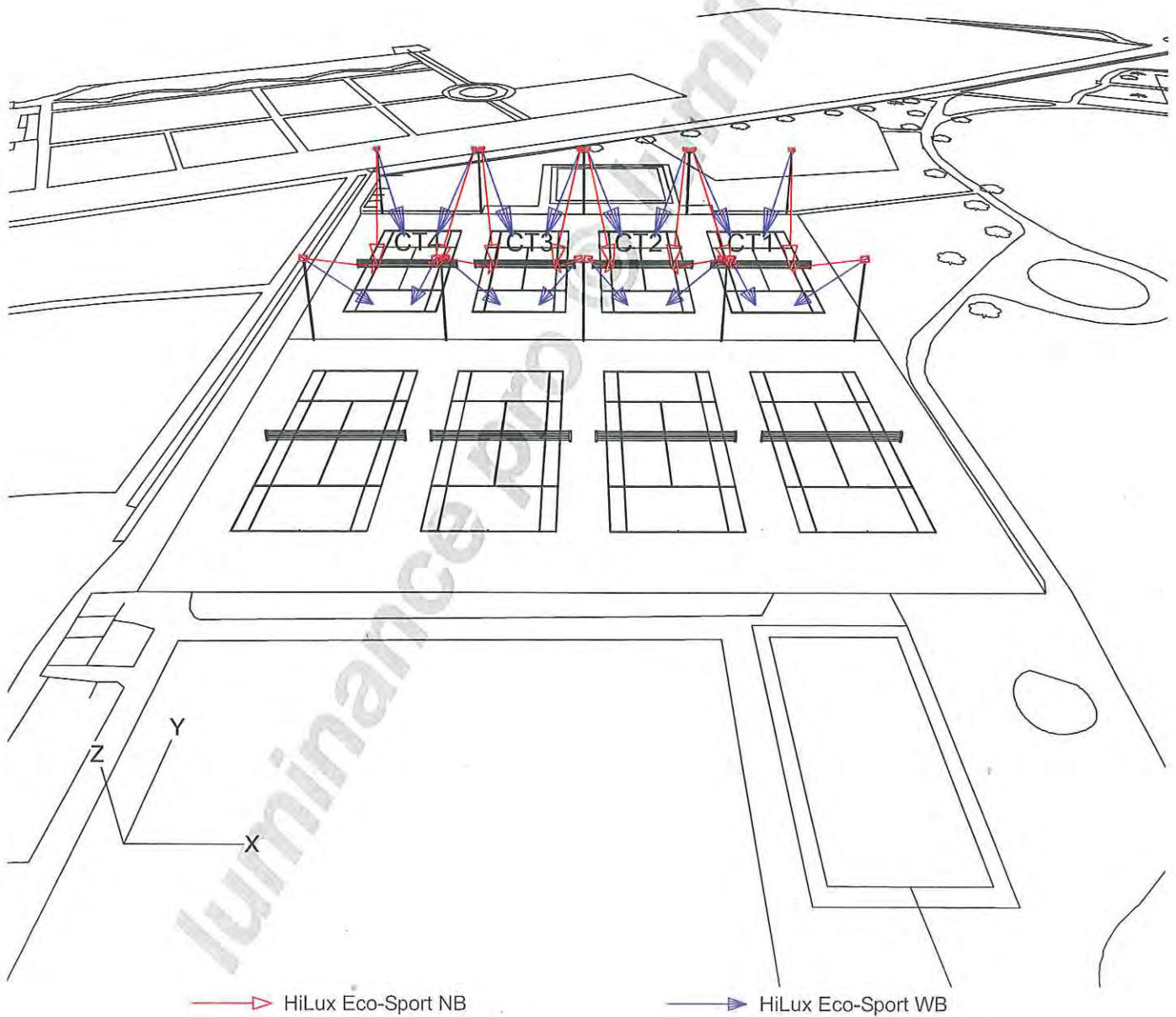
## Table of Contents

---

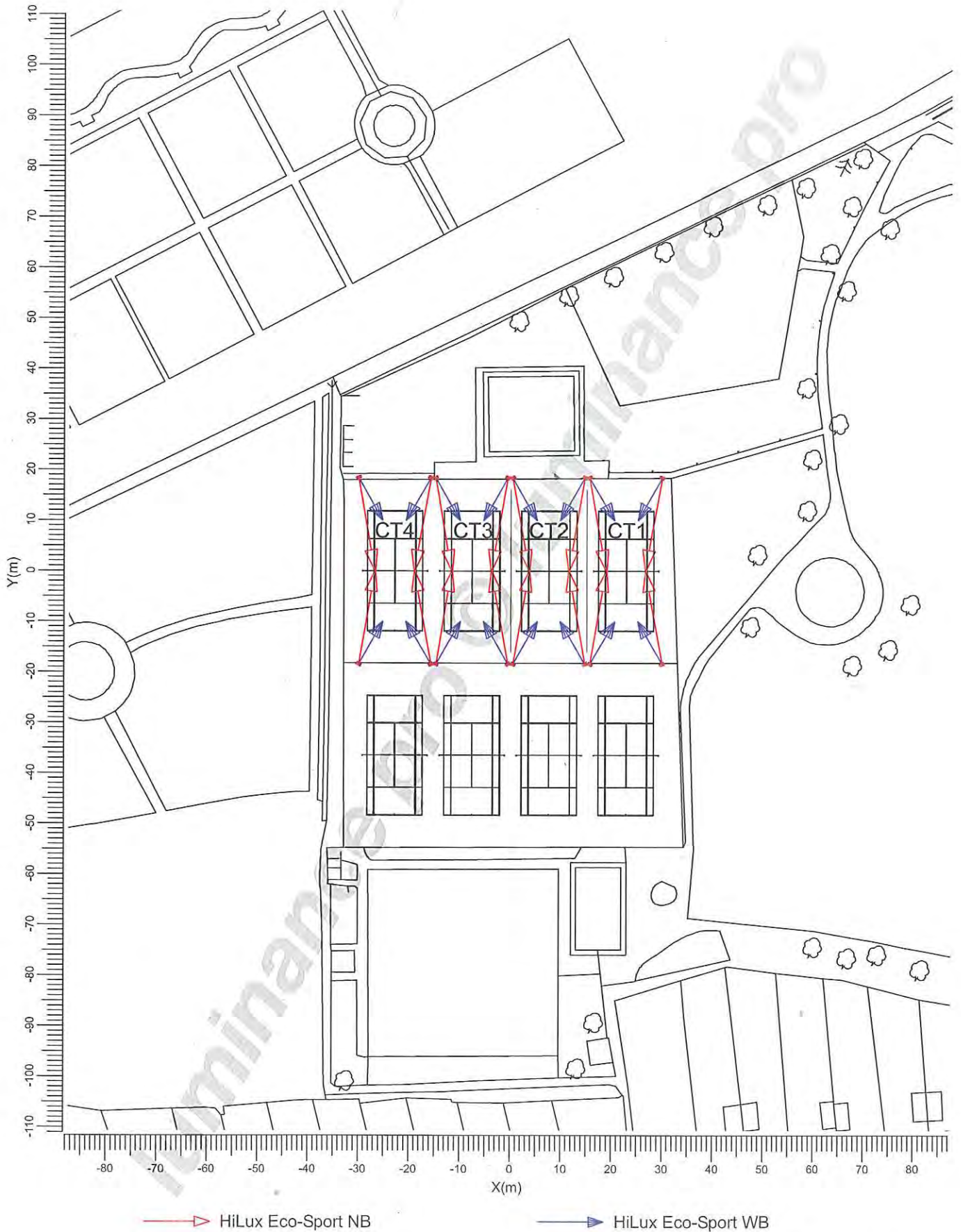
<b>1.</b>	<b>Project Description</b>	<b>3</b>
1.1	3-D Project Overview	3
1.2	Top Project Overview	4
<b>2.</b>	<b>Summary</b>	<b>5</b>
2.1	General Information	5
2.2	Project Luminaires	5
2.3	Calculation Results	5
<b>3.</b>	<b>Calculation Results</b>	<b>7</b>
3.1	Overspill: Iso Contour	7
<b>4.</b>	<b>Luminaire Details</b>	<b>8</b>
4.1	Project Luminaires	8
<b>5.</b>	<b>Column Details</b>	<b>9</b>
5.1	Columns	9

# 1. Project Description

## 1.1 3-D Project Overview



### 1.2 Top Project Overview



Scale  
1:1000

## 2. Summary

### 2.1 General Information

The overall maintenance factor used for this project is 0.90.

### 2.2 Project Luminaires

Code	Qty	Luminaire Type	Lamp Type	Power (W)	Flux (lm)
A	16	HiLux Eco-Sport NB	1 * LED	668.9	1 * 67475
B	16	HiLux Eco-Sport WB	1 * LED	669.1	1 * 63700

Code	Maintenance factor	
	Luminaire	Lamp
A	0.95	0.95
B	0.95	0.95

The total installed power: 21.41 (kWatt)

Number of Luminaires Per Switching Mode:

Switching Mode	Luminaire Code		Power (kWatt)
	A	B	
Court 1	4	4	5.35
Court 2	4	4	5.35
Court 3	4	4	5.35
Court 4	4	4	5.35
Tennis Lights	16	16	21.41

Number of Luminaires Per Arrangement:

Arrangement	Luminaire Code		Power (kWatt)
	A	B	
Court 1	4	4	5.35
Court 2	4	4	5.35
Court 3	4	4	5.35
Court 4	4	4	5.35

### 2.3 Calculation Results

Switching Modes:

Code	Switching Mode
1	Court 1
2	Court 2
3	Court 3
4	Court 4
5	Tennis Lights

(II)luminance Calculations:

Calculation	Switching Mode	Type	Unit	Ave	Min/Ave
PPA 1	1	Surface Illuminance	lux	521	0.81
PPA 2	2	Surface Illuminance	lux	520	0.81
PPA 3	3	Surface Illuminance	lux	520	0.81
PPA 4	4	Surface Illuminance	lux	521	0.81
TPA 1	1	Surface Illuminance	lux	502	0.74
TPA 2	2	Surface Illuminance	lux	502	0.74
TPA 3	3	Surface Illuminance	lux	502	0.74
TPA 4	4	Surface Illuminance	lux	502	0.74

Calculation	Switching Mode	Type	Unit	Ave Min/Ave
Overspill	5	Surface Illuminance	lux	

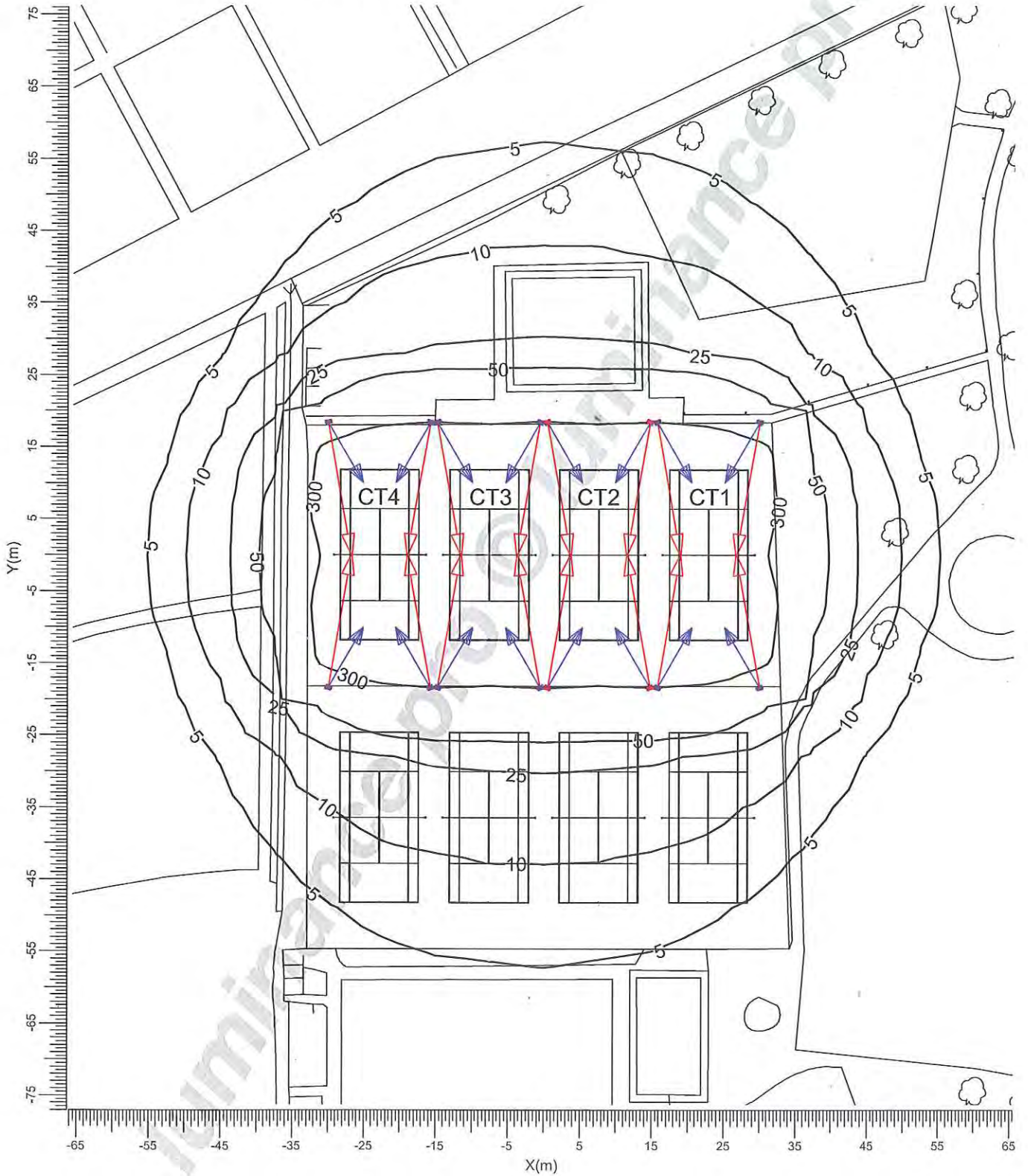
luminance pro © luminance pro

### 3. Calculation Results

#### 3.1 Overspill: Iso Contour

Tennis Lights

Grid : Overspill at Z = -0.00 m  
Calculation : Surface Illuminance (lux)



→ HiLux Eco-Sport NB

→ HiLux Eco-Sport WB

Scale  
1:750

## 4. Luminaire Details

### 4.1 Project Luminaires



#### HiLux Eco-Sport NB

Light output ratios

DLOR	1.00
ULOR	0.00
TLOR	1.00

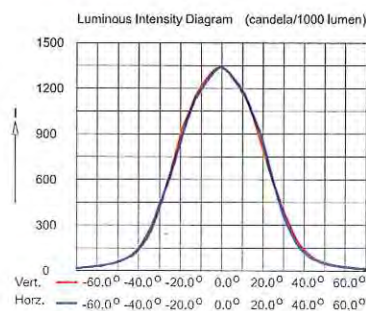
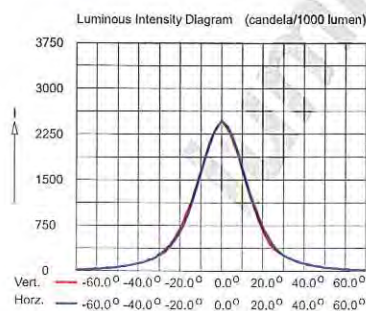
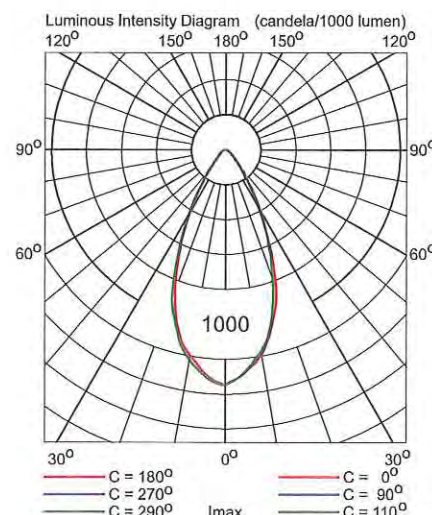
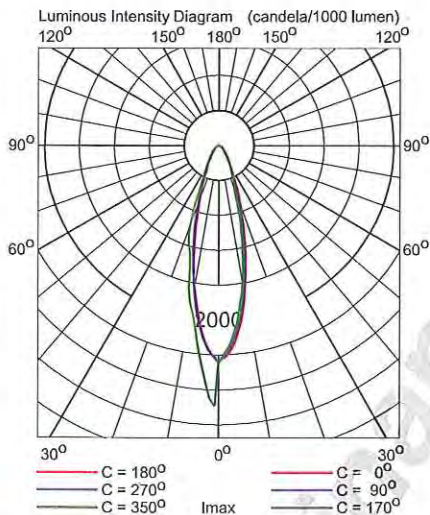
Lamp flux	67475 lm
Luminaire wattage	668.9 W
Measurement code	445144V1.0
Luminaire maintenance factor	0.95
Lamp maintenance factor	0.95
Project maintenance factor	0.90

#### HiLux Eco-Sport WB

Light output ratios

DLOR	1.00
ULOR	0.00
TLOR	1.00

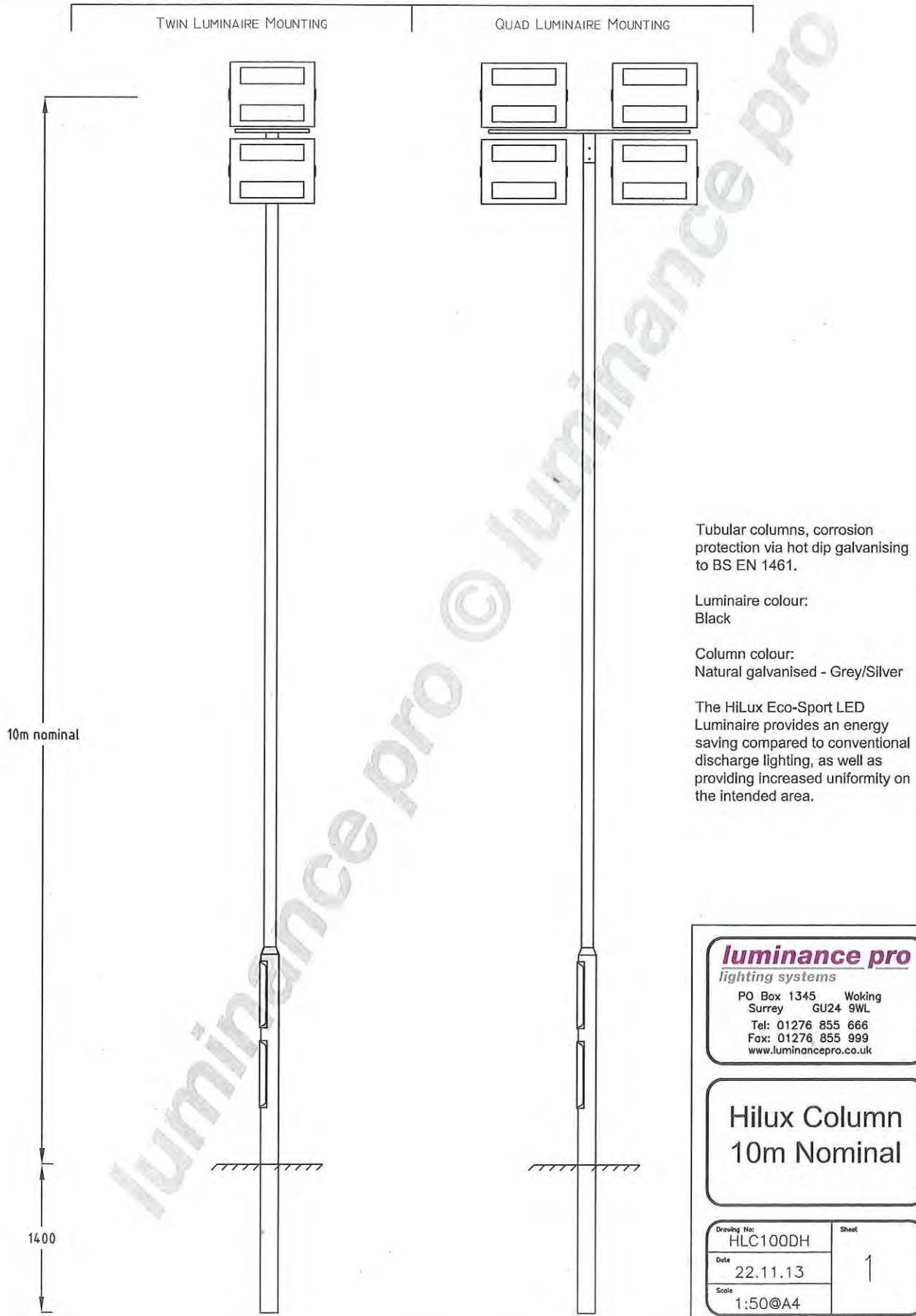
Lamp flux	63700lm
Luminaire wattage	669.1W
Measurement code	445144V1.0
Luminaire maintenance factor	0.95
Lamp maintenance factor	0.95
Project maintenance factor	0.90





## 5. Column Details

### 5.1 Columns



<b>luminance pro</b> lighting systems	
PO Box 1345 Woking Surrey GU24 9WL Tel: 01276 855 666 Fax: 01276 855 999 www.luminancepro.co.uk	
<b>Hilux Column</b> <b>10m Nominal</b>	
Drawing No: HLC100DH	Sheet
Date 22.11.13	1
Scale 1:50@A4	



# HiLux™

## Eco-Sport

**The HiLux Eco-Sport is a new generation LED luminaire in the HiLux range of high performance products, designed for use in sports lighting applications.**

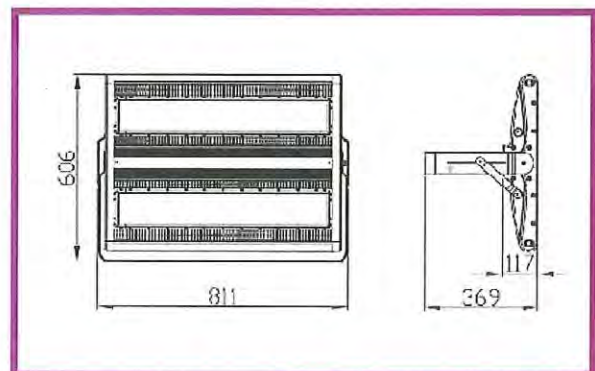
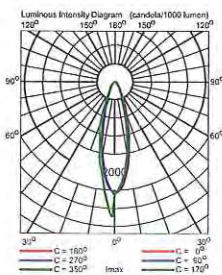
### Eco-Sport NB

Box quantity	1
Net Weight	26 kg
Body colour (standard)	Black
Optic	Narrow beam
IP rating	IP65
Windage	0.24m <sup>2</sup> at 45deg
Mounting method	Stirrup
Operating temperature	-35 to +40 degC
Arrays	2
Lamp type	LED
Colour temperature	6000 K
System Wattage	640W
Supply voltage	230v
Lifespan	50,000hrs*

- ✓ Designed for EN12193 Sports Lighting
- ✓ Dimmable
- ✓ Designed for outdoor sports lighting
- ✓ Narrow beam optics
- ✓ High colour rendering
- ✓ High uniformity
- ✓ Instant start
- ✓ Instant re-start
- ✓ Long life components
- ✓ Heavy duty stirrup
- ✓ Designed for outdoor use
- ✓ IP65 ingress protection
- ✓ Pre tested
- ✓ Standalone facility
- ✓ Compatible with HiLux control systems
- ✓ 5 year limited warranty via direct install\*

#### Ordering codes:

HiLux Eco-Sport NB



\*Subject to conditions

***luminance pro***  
lighting systems

Tel: +44 (0)1276 855 666  
Fax: +44 (0)1276 855 999

info@luminancepro.co.uk  
www.luminancepro.co.uk

Ref: Eco-Sport/NB/1.0/Nov/2013

# Canford Park Tennis Club

## Access Path LED Lighting Design

<b>Project code:</b>	3432a
<b>Date:</b>	27/01/2014
<b>Client:</b>	Canford Park Tennis Club
<b>Project Consultant:</b>	Materials Science Consultants Ltd
<b>Lighting Design Company:</b>	Luminance Pro Lighting Systems Ltd
<b>Lighting Design Representative:</b>	Andrew Zone
<b>Lighting Design Software:</b>	CalcuLux Area 7.7.0.1
<b>Design Criteria:</b>	To provide a lighting concept based on LED luminaires to illuminate the access path to the public use tennis courts, providing safer access and egress.
<b>Luminaires:</b>	12 No. LED luminaires (Model: HiLux Hornet 30)
<b>Columns:</b>	12 No. 5m nominal
<b>Notes:</b>	This is a design concept. Exact location of columns will be subject to obstructions onsite.

The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

<b><i>luminance pro</i></b> <b>lighting systems</b> PO Box 1345, Woking, Surrey, GU24 9WL	<i>Email: info@luminancepro.co.uk</i> <i>Website: www.luminancepro.co.uk</i> <i>Tel: 01276 855666</i> <i>Fax: 01276 855999</i>			
				

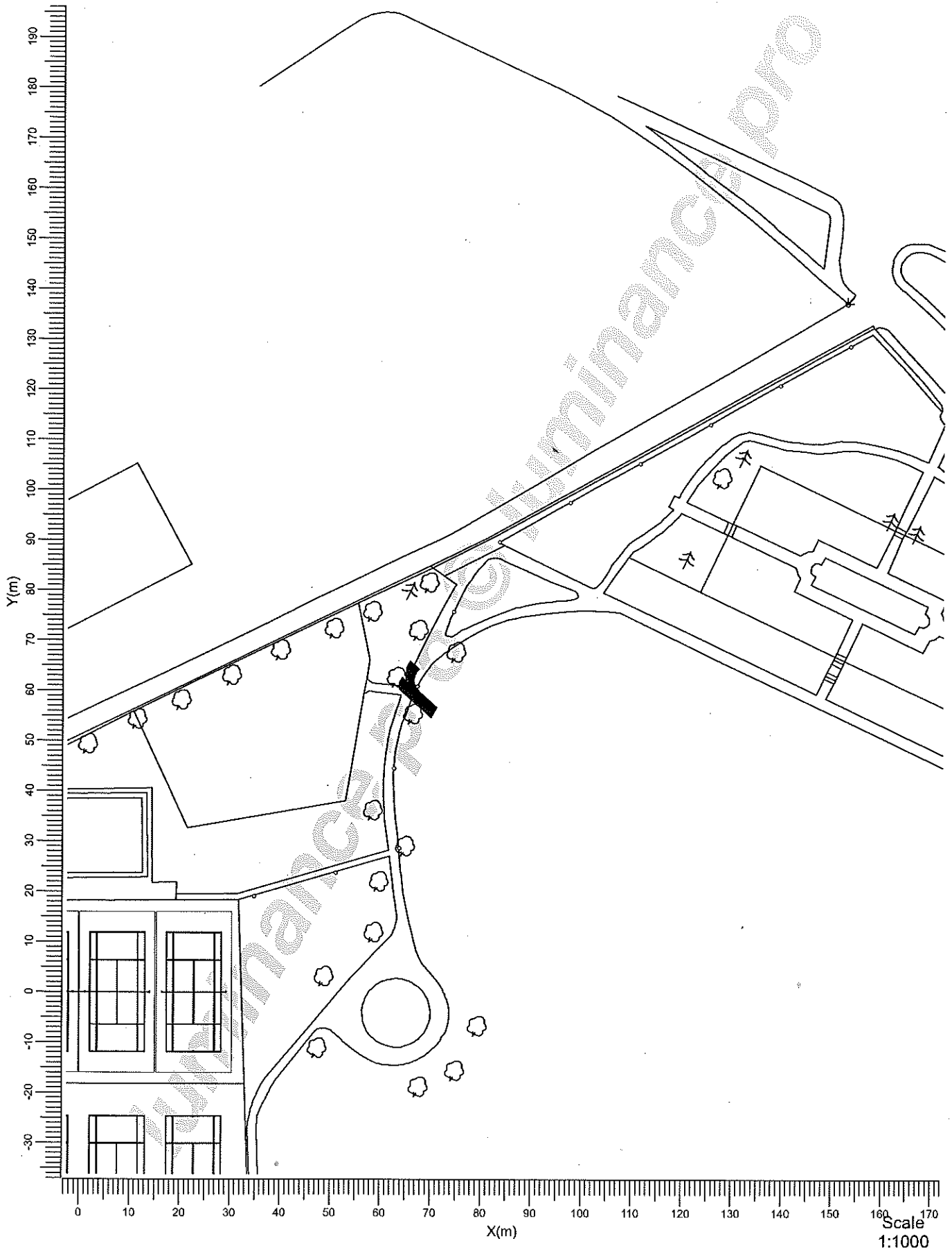
## Table of Contents

---

<b>1. Project Description</b>	<b>3</b>
1.1 Top Project Overview	3
<b>2. Summary</b>	<b>4</b>
2.1 General Information	4
2.2 Project Luminaires	4
2.3 Calculation Results	4
<b>3. Calculation Results</b>	<b>5</b>
3.1 Path Lighting: Iso Contour	5
<b>4. Luminaire Details</b>	<b>6</b>
4.1 Project Luminaires	6

# 1. Project Description

## 1.1 Top Project Overview



## 2. Summary

### 2.1 General Information

The overall maintenance factor used for this project is 0.90.

### 2.2 Project Luminaires

Code	Qty	Luminaire Type	Lamp Type	Power (W)	Flux (lm)
A	12	HiLux Hornet 30	1 * 1*30W	31.0	1 * 2363

Code	Maintenance factor	
	Luminaire	Lamp
A	0.90	0.95

The total installed power: 0.37 (kWatt)

Number of Luminaires Per Arrangement:

Arrangement	Luminaire Code	Power (kWatt)
	A	
Path 01	1	0.03
Path 02	1	0.03
Path 03	1	0.03
Path 04	1	0.03
Path 05	1	0.03
Path 06	1	0.03
Path 07	1	0.03
Path 08	1	0.03
Path 09	1	0.03
Path 10	1	0.03
Path 11	1	0.03
Path 12	1	0.03

### 2.3 Calculation Results

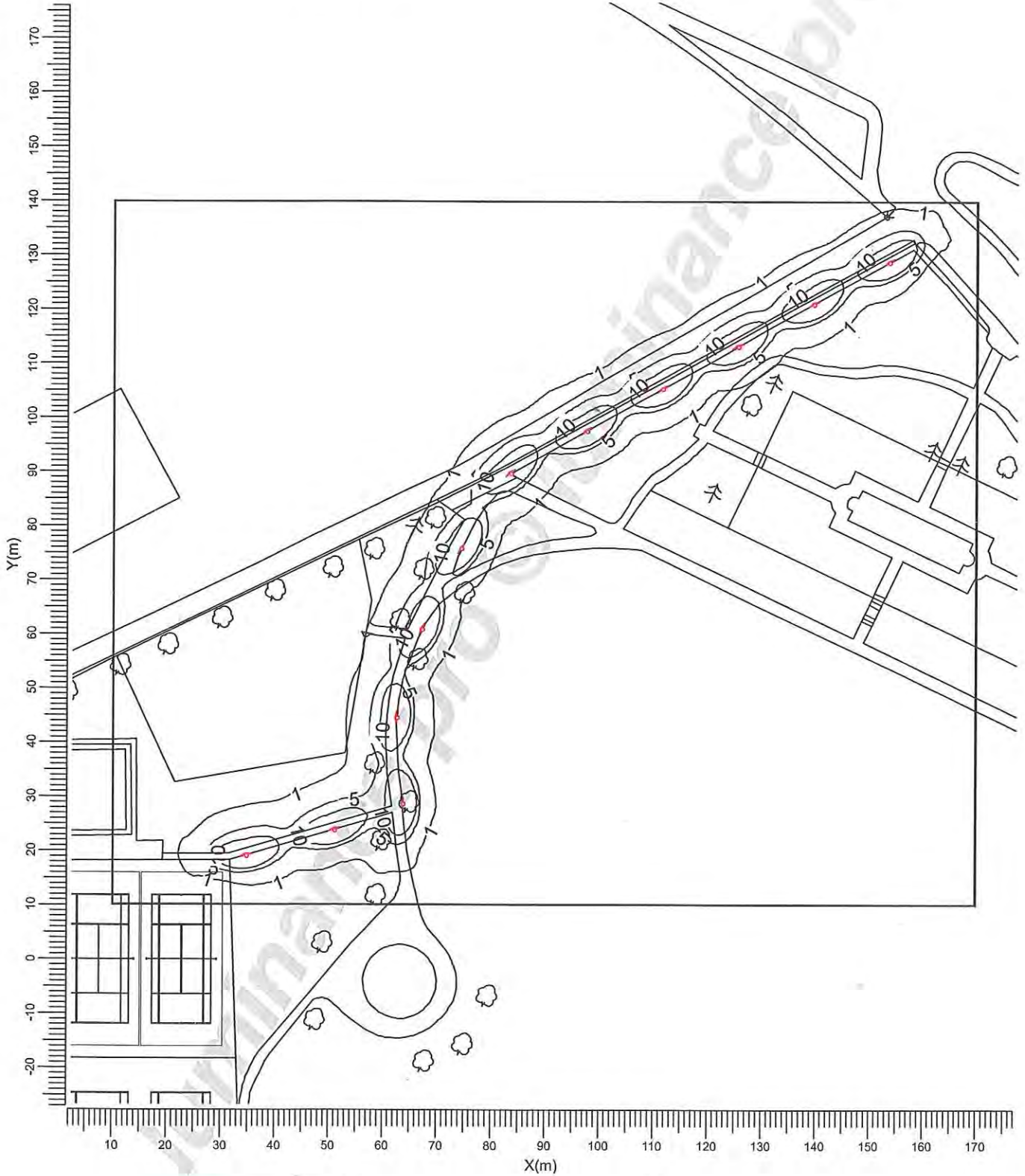
(II)luminance Calculations:

Calculation	Type	Unit
Path Lighting	Surface Illuminance	lux

### 3. Calculation Results

#### 3.1 Path Lighting: Iso Contour

Grid : Path Lighting at Z = -0.00 m  
Calculation : Surface Illuminance (lux)



→ HiLux Hornet 30

Maintenance factors  
See summary

Scale  
1:1000

## 4. Luminaire Details

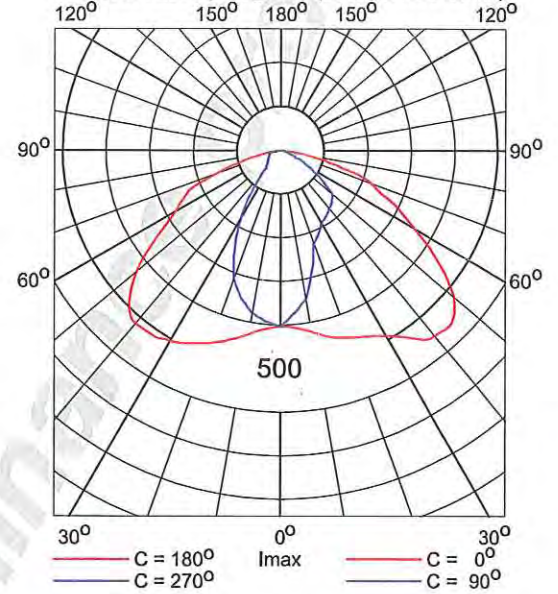
### 4.1 Project Luminaires

HiLux Hornet 30

Light output ratios

DLOR	: 1.00
ULOR	: 0.00
TLOR	: 1.00
Lamp flux	: 2363 lm
Luminaire wattage	: 31.0 W
Luminaire maintenance factor	: 0.90
Lamp maintenance factor	: 0.95

Luminous Intensity Diagram (candela/1000 lumen)







# MSc-Consultants

Unit 3: Greenwich Centre Business Park  
 53 Norman Road  
 LONDON  
 SE10 9QF

Tel. 020 8293 6655  
[www.msc-global.co.uk](http://www.msc-global.co.uk)  
[info@msc-global.co.uk](mailto:info@msc-global.co.uk)

Canford Park, Bristol  
 Proposed Tennis Court Lighting

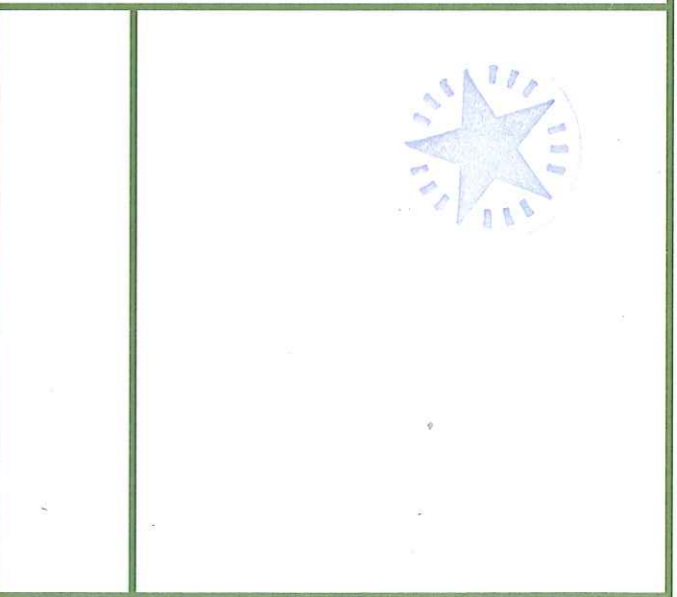
Predicted overspill footprint  
 (Column height = 10m)

Drawing number  
 Canford Park - 002

Date: 19 Dec 2013

Scale: 1:750 @ A3

Revisions



Notes

Notes