

WARD: Clifton East **CONTACT OFFICER:** Peter Westbury
SITE ADDRESS: Christchurch Church Of England Vc Primary School Royal Park Bristol BS8 3AW

APPLICATION NO: 15/00931/F Full Planning
EXPIRY DATE: 6 May 2015

Installation of games court lighting within the school grounds.

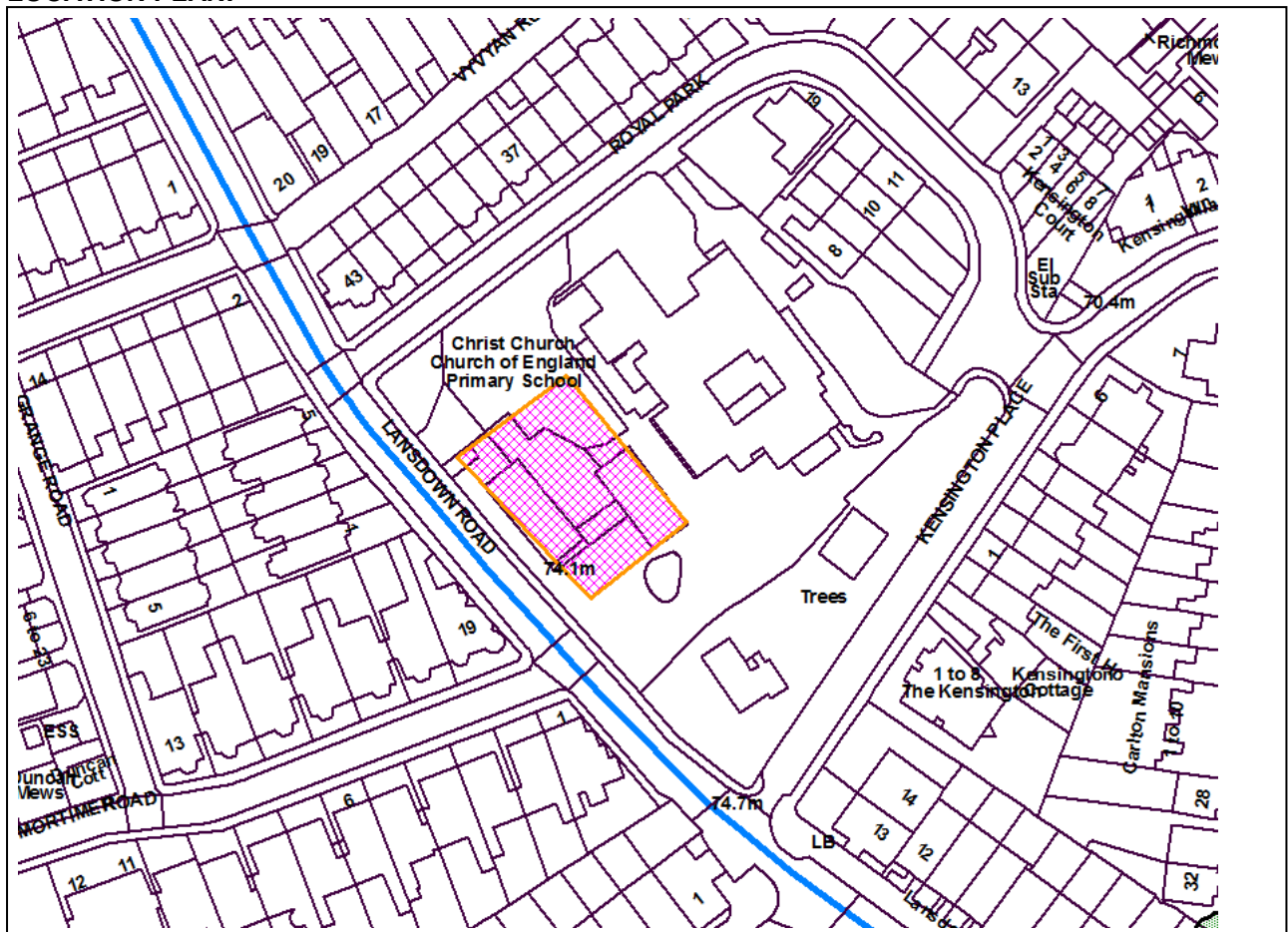
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Stride Treglown Limited
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE

APPLICANT: Christ Church C Of E Primary
School
Royal Park
Clifton
Bristol
BS8 3AW

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

LOCATION PLAN:



Development Control Committee B – 24 June 2015

Application No. 15/00931/F: Christchurch Church Of England Vc Primary School Royal Park Bristol BS8 3AW

SITE DESCRIPTION

The application site is a school site (area: 0.79 hectares) which is located approximately 2.5km from the city centre. It is surrounded by the historical predominantly residential area of Clifton, close to the Grade II* listed Christ Church, Clifton church building, built in 1841.

The site is located within the Clifton Conservation Area. Whilst the school building itself is not listed, it is located in proximity to a row of Grade II listed buildings in Kensington Place. There are also a number of other non-listed residential properties that are considered to make a positive contribution to the character of this part of the conservation area.

The application site is located within the school site close to Lansdown Road. The school site is currently being extensively redeveloped (14/01345/F).

APPLICATION

This is an application for full planning permission for the erection of 6 no. 5m tall high games court lights to be installed on the perimeter of the approved sports court.

The approved sports court is expected to be finished in September 2015 and will have a hard play area of 620 square metres.

Operation of proposed lighting

In terms of the operation of the proposed lighting, in support of their application, the school have indicated that the proposals are:

“...not intended to be advertised as professional commercial or sporting facilities, but as space available for appropriate local community use. The games court (which will be in situ from September 2015) will be an unfenced, un-boarded tarmac area of the playground with white lining for various different children’s sports (hockey, netball, tennis, football). Seating within the bank at one side enables games to be watched and also outdoor performances to take place.”

It is expected that the court will be used by the school until 6pm with the opportunity of use on one night of the week to 9pm.

It is noted that for the court to be used in winter months when safety lighting is required.

In addition it is noted:

“The court lighting will be manually operated by the school on an hour booster switch, and will switch off automatically after 1 hour. An override switch will ensure the lights turn off regardless at 9pm.”

RELEVANT PLANNING HISTORY

14/01345/F - Demolition of 2 no. existing single storey temporary classroom buildings and single storey 'after school club' building, and construction of 3 no. extensions and courtyard infill (totalling 1,112 sq m GEA), together with associated landscape works. Granted 15 July 2014.

Development Control Committee B – 24 June 2015**Application No. 15/00931/F: Christchurch Church Of England Vc Primary School Royal Park Bristol BS8 3AW**

COMMUNITY INVOLVEMENT

In support of their application, the Applicants have submitted a Statement of Community Involvement. It states that the school hosted a community meeting on 27 January 2015 at which details of this application, including the lighting proposals were discussed. The Statement includes the following:

“The school explained that the primary use of the lighting to the court/ playground is to provide sufficient light levels for children to safely carry out their after school activity/ sports clubs, especially in the winter months when it is dark by 4pm. Most activity/ sports clubs finish by 6pm, and the school would anticipate using the lighting to this area between 6-9pm on occasion only for specific events. A request was made that an investigation into restrictions that might be placed on the evening use of the facilities at the school. “

The presentation confirmed that the court is not designed as a large commercially let-able sport facility.

Following on from this there was an evening drop in session on 27 January. This followed on from an invitation being sent to neighbouring residents. It is noted that 10 local residents attended the evening.

RESPONSE TO PUBLICITY AND CONSULTATION

A site notice was posted on 8 April 2015 and 373 neighbouring properties were consulted on 30th March 2015. As a result 38 representations have been received, of which

27 representations were received making the following comments objecting to the application:

Concern about the use of the school grounds to 9pm

- “I think opening up the school grounds for outsiders to use up to 9pm is extending the use of the school beyond what is acceptable. There will use of the floodlights in this densely populated area. There will be additional noise and I do not see where users of the facilities will park as it is mainly resident parking only in this area.”
- “Whilst i can understand the possible use for after school club, surely 6 pm is late enough for neighbours to have noise and lighting from the playground. I strongly object to any additional use to outside groups up until 9 pm, have the neighbours no rights to quiet peace and enjoyment of our homes?”
- Evening use of the court would “utterly change the character of the conservation area and cause noise and light pollution”.
- No use beyond 6pm.

Use at the weekends

- “I am disturbed that once again these proposals are being forced through. I fundamentally object to the intended use of this facility in the evenings and weekends.”

Design

- “Many of the buildings are Grade II* listed, suggesting the visual beauty of the place to be a rare treasure that needs to be preserved. Floodlighting unsightly, modern constructions right in the middle of this historical paradise is surely quite unacceptable!”

Development Control Committee B – 24 June 2015

Application No. 15/00931/F: Christchurch Church Of England Vc Primary School Royal Park Bristol BS8 3AW

Lighting

- Concern expressed that the lighting should be as unobtrusive as possible.
- Such floodlights should only point downwards to ensure minimal light pollution and the least possible impact on birds and animals - and residents.
- "These things are not just a couple of 100watt bulbs: there is a serious amount of the light being generated like a small version of Ashton Gate football ground."

Noise

- "The fact that ball games of some sort will be played will generate shouting and raised voices up to and past 9 o'clock in the evening, this is unacceptable"

Parking

- Concern about the impact on parking of allowing additional visitors to the site.

Other objections:

- "I cannot understand how the council can allow such overdevelopment and change of use of this formerly lovely and quiet part of Clifton. In recent years i have been subjected to a new block of flats with a window overlooking my garden and new school classrooms looking up into my bathroom, both of which negatively impact my privacy."
- "Concerned at what appears to be significant overdevelopment of a very small site which is surrounded by 4 residential roads."
- The loss of trees as a result of the current redevelopment scheme has left surrounding residents more exposed to noise and light pollution.
- Plenty of other locations in the Clifton area for outside organisations to use.
- The floodlights are "unnecessary and inappropriate" for a primary school.
- I am aware that that this is the second attempt at introducing floodlights and would like suitable reassurance that enough is being done by the council to regulate the sensible utilisation of this site.
- "Can see no logical reason why the earlier decision should be reversed. The lights (particularly for the proposed evening activities after 18.00) would cause significant nuisance and we urge that the application be refused."
- "In a year when Bristol is the green capital of Europe allowing more light and noise pollution would further damage our reputation as a green city."
- In respect of the RPS - "the extended hours is not appropriate and flies in the face of RPS (Clifton Village) where restriction on use is in itself extended to 21:00 Monday to Saturday."

Development Control Committee B – 24 June 2015

Application No. 15/00931/F: Christchurch Church Of England Vc Primary School Royal Park Bristol BS8 3AW

11 comments were received in support of the application proposal:

Educational Need

- As a parent of a child at the school, it is noted that there “considerable need to provide adequate sports and play area provision within the grounds”.
- The proposals are entirely in keeping with the school environment and will have no adverse impact upon residents adjacent to the school.
- As the general manager of Shine After School Club Ltd we “book outside activities for the pupils and to have good lighting would be hugely useful for the activities we provide on the site.”

Recreational need

- Additional lighting will provide a valuable community asset.
- “I strongly support this application as it is designed to encourage more young children to participate in an organised games after school. Now the school has an increased pupil intake with an inevitable reduction in the play area, it is imperative to make maximum use of the space available to keep children active, especially in the winter months when it is particularly important to provide facilities helping combat the unhealthy, sedentary lifestyle of too many children.”
- “We support this facility which will encourage people to exercise in an area lacking any similar outdoor provision.”

No amenity issues

- “Given the age of the children, I can't imagine this being a late night disturbance, rather a winter afternoon allowance for continued activity.”
- The very low level lighting system proposed seems designed to provide just enough light for the children to play games without light affecting neighbouring properties.”
- Residents who live near Clifton Lawn Tennis Club on Beaufort Road are unaffected by floodlighting which is on until 10pm.

OTHER CONSULTATION RESPONSES

BCC Nature Conservation Officer

No comments on this application, but commented on application 14/01345/F. An advice note in reminding the applicants of their responsibility to ensure that bats are not disturbed forms part of this recommendation.

BCC Principal Lighting Officer

The existing columns in this part of Clifton are mainly cast iron and old traditional period lanterns – and because the existing spacing's are poor the lighting will be poor.

Column sizes on the road are between 4 & 5 metres tall.

Development Control Committee B – 24 June 2015**Application No. 15/00931/F: Christchurch Church Of England Vc Primary School Royal Park Bristol BS8 3AW**

The lux level on the road I would want to achieve would be 5 to 7.5 average.

Sport England

Sport England confirmed that they did not wish to make comments on this application.

RELEVANT POLICIES

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

BCS9	Green Infrastructure
BCS12	Community Facilities
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

Bristol Site Allocations and Development Management Policies (emerging)

DM5	Protection of community facilities
DM14	The health impacts of development
DM26	Local character and distinctiveness
DM29	Design of new buildings
DM31	Heritage Assets

KEY ISSUES

- (A) IS THE DESIGN OF THE PROPOSED DEVELOPMENT ACCEPTABLE AND WOULD IT HARM THE CHARACTER OR APPEARANCE OF THIS PART OF THE CLIFTON CONSERVATION AREA?

The NPPF paragraph 73 notes that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Core Strategy Policy BCS21 states that new development should deliver high quality urban design. Development will be expected to deliver a number of criteria set out in the policy, including contributing positively to an area's character and identity.

Core Strategy Policy BCS22 states that development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including conservation areas.

Policy DM31 states that development proposals that would affect the setting of a conservation area will be expected to preserve, or, where appropriate, enhance those elements which contribute to their special character or appearance.

This application proposal is for the installation of 6 no. 5m tall poles each with lighting, within an existing school site to serve a playground that already has permission. It is considered that the functional design of the proposed lighting is appropriate to its position within this school site. It will therefore have a neutral impact on the preservation of this part of the Clifton Conservation Area. This proposal represents a minor alteration in the context of the overall redevelopment of the site and is therefore acceptable.

Development Control Committee B – 24 June 2015

Application No. 15/00931/F: Christchurch Church Of England Vc Primary School Royal Park Bristol BS8 3AW

(B) WOULD THE APPLICATION PROPOSAL HAVE AN UNACCEPTABLE IMPACT ON THE AMENITY OF SURROUNDING RESIDENTS?

The principle concern set out in the representation received is that the use of the site by adults up to and beyond 9pm will have a detrimental impact on the amenity enjoyed by surrounding residents.

The advice from the Council's Principal Lighting Officer is set out above. He notes that column sizes on the road are between 4 & 5metres and that the typical lux level overnight is 5 to 7.5 average. The application proposal is for lighting columns of an equivalent height to lampposts in this part of Clifton (5m tall).

In order to address concerns about the impact of this lighting on neighbouring residential occupiers, the school have indicated that it is their intention for the playground to be used by children's organisations mainly up to 6pm with the option of being able to use the playground to 9pm on one day a week.

The approved unfenced playground is smaller than a typical fenced in multi-use games area (MUGA). The approved playground will have an area of 620 square metres whereas a MUGA typically has an area of 1620 square metres (space for three tennis courts, two netball courts).

There are no controls on the use of the outside areas of the existing school, it is considered to be unreasonable to impose a condition on who can use the playground. However it is proposed that the following condition be attached to safeguard the amenity of neighbouring residents:

"The approved lighting shall not be lit outside the hours of 8am and 6pm, with the option of use to 9pm on one day a week. The school shall hereafter retain a record of the occasions when the playground is lit to 9pm.

Reason: In the interests of protecting the amenity of surrounding residents."

This condition is considered to be an appropriate response to the concerns of neighbouring residents.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will the 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

CONCLUSION

The principle of the additional lighting at this existing school site is considered to be acceptable to secure the improvement of educational provision, is supported.

Development Control Committee B – 24 June 2015

**Application No. 15/00931/F: Christchurch Church Of England Vc Primary School Royal Park
Bristol BS8 3AW**

RECOMMENDED GRANT subject to condition(s)

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.

2. The approved lighting shall not be lit outside the hours of 8am and 6pm, with the option of use to 9pm on one day a week. The school shall hereafter retain a record of the occasions when the playground is lit to 9pm.

Reason: In the interests of protecting the amenity of surrounding residents

3. 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.

AP(00)12 REV B Site Plan, received 11 March 2015
D14 216 P4 REV A Tree Protection Plan, received 11 March 2015
28346-1 Tubular Post Top Column, received 11 March 2015
140773-E500 REV D External Lighting, received 11 March 2015
140773-SK5 REV C External Lightning, received 11 March 2015

Reason: For the avoidance of doubt.

Advices

1. Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, you should consult Natural England (0845 6003078).

BACKGROUND PAPERS

Sport England

30 March 2015

LAYOUT APPROVED IN 2014 (14/01345/F)

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm 100mm

LANSDOWN ROAD

APPROVED PLAYGROUND



NOTES
1. LANDSCAPE DESIGNS SUPERSEDED BY LANDSCAPE ARCHITECT DRAWINGS

- Basic Teaching
- Halls
- Learning Resources
- Staff & Admin
- Storage
- Non-net
- Other non-net
- Specialist Practical
- Circulation

Department	Area on plan
Basic Teaching	545
Circulation	59
Halls	215
Learning Resources	9
Non-net	140
Specialist Practical	42
Staff & Admin	15
Storage	278
Total Room Area	1304

Room areas above do not include partitions
Non-net includes toilets and kitchens

Area Schedule (GIA option C)	
Colour	Area
NEW/BUILD	1107
REMODEL/REFURB	1058
Total GIA	2165

GIA above includes partitions
Partitions area: 83m²

Stride Treglown

Australian Town Planning Interior Design Building Services Landscape Design Graphic Design
Premierade House, The Promenade, Clifton Down, Bristol, BS8 3NE
T 0117 974 3271 F 0117 974 5207 www.stride-treglown.co.uk

PROJECT
Christ Church Primary School
Royal Park, Clifton, Bristol, BS8 3AW

DRAWING TITLE
PROPOSED FLOOR PLAN

STATUS
PLANNING

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	20/03/14	CB	CP
PROJECT NUMBER	DRAWING NUMBER	REVISION	
32132	AP(00)09	B	

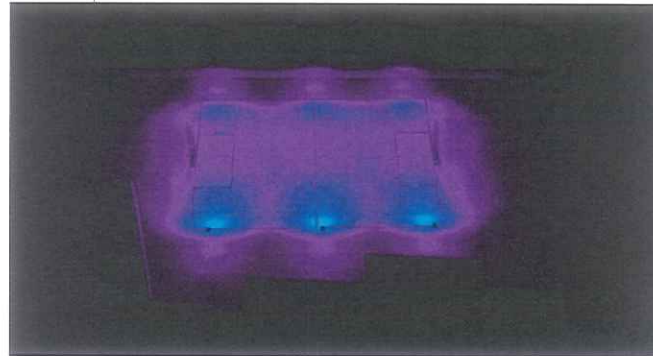
C:\Revit\Loco\32132_STL_COPS_2FE_M3_AR_ALTERNATIVE ELEVATIONS_A_CENTRAL_ung brown.rvt 03/03/2014 16:26:38

TYPICAL MUGA.





LIGHT SPILL - FALSE COLOUR

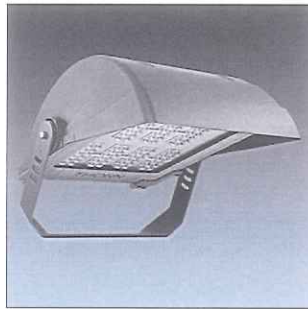


PITCH LIGHTING - FALSE COLOUR RENDERING

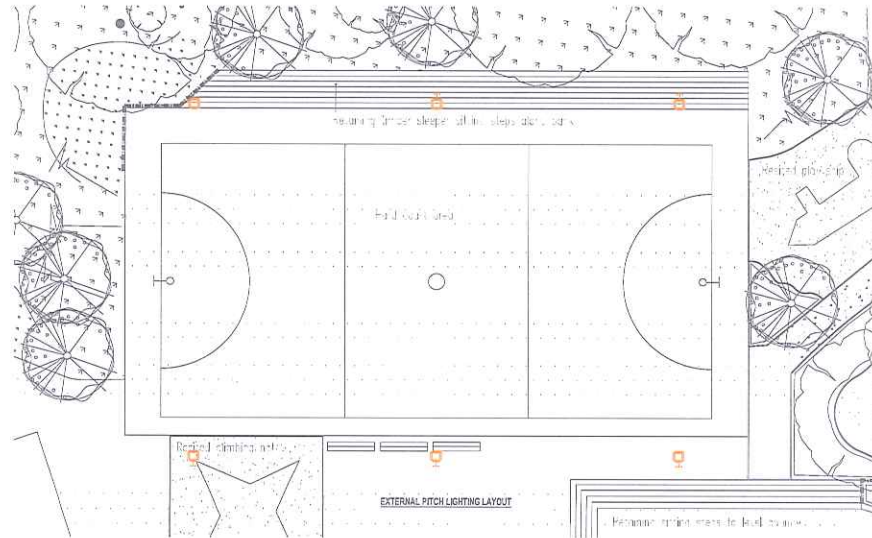
- NOTE:
1. SCALE FOR PLANNING PURPOSES ONLY
 2. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SERVICES AND STRUCTURAL ENGINEERING DRAWINGS & SPECIFICATIONS
 3. COPYRIGHT DRAWINGS NOT TO BE REPRODUCED OR USED WITHOUT PERMISSION FROM RIDGE

TOP ROW OF LIGHTS HAVE BEEN ROTATED UP BY 20° TO ALLOW FOR GOOD UNIFORMITY AND LUX LEVELS ACROSS THE PITCH. COLUMN HEIGHTS TO BE 4M DUE TO INCREASE BANK HEIGHT.

BOTTOM ROW OF LIGHTS HAVE BEEN DESIGNED TO 90° WITH ASYMMETRIC DISTRIBUTION. NO ROTATION HAS BEEN ALLOWED FOR TO KEEP LIGHT SPILL DOWN ON THE HOUSES OVER THE ROAD. COLUMN HEIGHTS TO BE 5M.



AREA 2 LIGHT FITTING



False Colours

Illuminances Lum

500.00	lx
400.00	lx
350.00	lx
300.00	lx
200.00	lx
150.00	lx
100.00	lx
50.00	lx
0.00	lx

ILLUMINATION LEVELS

INFORMATION

C	10/02/13	Planning Issue	CU	MS
B	22/07/13	External Alterations	CU	MS
A	22/07/13	General Alterations	CU	MS
REF	DATE	REVISION	DRAWN	CHECKED
MS	DATE	DATE	DATE	DATE
MS	03/14	CU	MS	MS

Proposed External Lighting

PROJECT
Christ Church Primary School
BS8 3AW

CLIENT
Christ Church Primary School

RIDGE

EDEN OFFICE PARK
62 MACRAE ROAD
HAM GREEN
BRISTOL
BS20 5GG
www.ridge.co.uk

TEL: 01275 613600
FAX: 01275 613603

DRG NO: 140773-SK5
REV: C

FILE REFERENCE:

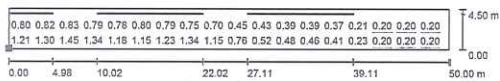
REF FILE REFERENCE:

Project 1



Operator
Telephone
Fax
e-Mail

Muga - New Fitting 6 @ 5m / Houses Vertical Calc / Value Chart (E, Vertical)



Grid: 128 x 8 Points

E_{av} [lx] 0.63 E_{min} [lx] 0.20 E_{max} [lx] 1.70 $u0$ 0.308 E_{min} / E_{max} 0.115

Rotation: 0.0°

LIGHT SPILL TO HOUSES - VALUE CHART CALCULATION