
Site Address: Stakes Multi Use Games Area, Springwood Avenue,
Waterlooville, PO7 8BJ
Proposal: Installation of 4No. solar powered, LED street lamps, mounted on
columns at the existing multi use games area (MUGA).
Application No: APP/18/00312 Expiry Date: 16/05/2018
Applicant: Mr Hasted
Havant Borough Council
Agent: Case Officer: Emma Chisnall
Ward: Stakes DMC Lead Member

Reason for Committee Consideration: Applicant is Havant Borough Council

Density: Low

HDS Recommendation: **GRANT PERMISSION**

Executive Summary

The works proposed to the Stakes Multi Use Games Area involve the installation of 4 solar powered LED street lamps. The development would permit the use of the site for a longer period of time in the day from being illuminated between the hours of 3pm and 9pm. The illumination would permit the use of the site throughout the winter months and provide a greater community use as a result. Subject to appropriate conditions the proposal is considered to have an acceptable and limited impact on the character of the appearance of the area and neighbours amenity.

1 Site Description

1.1 The Stakes Multi Use Games Area is an activity area positioned off Springwood Avenue in Waterlooville. The site is surrounded with metal fencing approximately 3-4m high and mature trees surround the area to the north and south east. Residential development is present to the west of the site approximately 74m away and to the east approximately 49m away. To the north West there is the Springwood Infant and Junior School.

2 Planning History

90/50941/003 - Retention of steel cabin for storage for a further 3 years (as shown within red line on location plan No.2002/9/731B), PERM,
93/50941/004 - Retention of two steel cabins for storage (as shown within red lines on location plan 'A'), PERM, 16/12/1993
09/50941/008 - Create an outside play/garden area next to the main hall on the east side of the building. (To be built on a grassed area.), PERM, 16/04/2009
90/50941/002 - Siting of steel cabin for storage for a period of 3 years (as shown within red line on location plan no. 2002/9/731A), PERM,
94/50941/005 - Re-grading and landscaping of partially constructed Bowling green and change of use of part to form curtilage of "The Lodge" - old peoples Sheltered Flats., PERM,
95/50941/006 - Construction of extension to provide new hall and additional storage. PERM, 11/05/1995
APP/15/00623 - Erection of timber shed., PERM, 12/08/2015

3 Proposal

- 3.1 Installation of 4No. solar powered, LED street lamps, mounted on columns at the existing multi use games area (MUGA).

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention

With reference to anti-social behaviour, over the past year I could find only 1 incident of Anti Social Behaviour – Community linked to the MUGA.

The timings of lights will be controlled and if the lighting causes problems the timings can be changed.

My concern is for the batteries, these will have to be protected and it is not clear how this is to be achieved, attached to the column is stated, as is, an above ground cabinet, ideally these batteries should be concealed within the column itself.

Officer Comment: An informative shall be included with the decision should permission be granted advising of the need to protect the batteries.

Environment Agency

No comment

Environmental Health

Additional Comments:

I have reviewed the information provided in this application and can advise as follows: As insufficient information has been provided to support this application in respect of a lighting / lux contour map or similar, I would recommend that if this application is to be approved that a condition be imposed with regard to the lighting proposal. I note that my colleague Jonathan Driver may have commented on this previously on the 16th May under a different address as Stakes multi use games area. I would also concur with his conditioning of the 21:00 cut off time if this application is to receive approval

I'm working on the assumption that the "Maximum Horizontal Illuminance" - refers to 'useful light within the MUGA surface', and (total lumens emitted [4 x 3K, = 12K] divided

by the area illuminated [375 sq.m]), and is not a metric relating to unwanted horizontal illuminance (spill light) from the luminaire. If this interpretation is incorrect, the lighting may exceed recommended illuminance (25 lux) at nearby properties, and may result in nuisance complaint.

I note that the application gives no indication of the layout &/or design of the installation – e.g. whether the solar panels are to be installed at height, or at ground level, whether the mast height variance is dynamic (i.e. adjust to suit), or essentially fixed post-installation choice; or indeed the intended target installation beam angle for the luminaires, or the kelvin colour temperature.

An increased installation height reduces possibility of overspill, and for this reason, installation as high as possible within the available range would be recommended. A target beam able of 70 degrees from the vertical would also be recommended, though angling to fall short of the far side of the playing surface (near edges to be illuminated by the closest lamp) would be preferred (i.e. adopting the most ‘vertical’ possible lighting configuration). Short wavelength light is known to be more disruptive for sleep (I’m thinking of potential disturbance of infants in particular), so a ‘warmer’ colour temperature would be recommended – 3500K ideal, but ideally not exceeding 4500K.

I was initially concerned about illumination of properties at Lavender Road, but note good screening of taller buildings, and diffuse vegetative screening and solid fencing to the low-rise properties. 2-Storey property at Lantana Cl, and Springwood Avenue are arguably more likely to suffer nuisance from light overspill.

I note the proposed operational hours up to 9pm. This falls within the ‘curfew’ recommended in guidance, and is realistically likely to be a defining factor for (to avoid) complaints arising, and in determining ‘reasonableness’ of use in terms of statutory nuisance.

In the absence of any more detailed installation details (e.g. lighting contours), it is recommended that the proposed operational hours are secured by condition, so that at least local residents have an ‘absolute’ limit on potential disturbance. It may be possible to amend the condition at a later date, provided the installation does not lead to complaints. In the event of justified complaints, ‘best practicable means’ would be taken to include factors including colour temperature, which for LED lamps may necessitate replacement if a ‘too cool’ colour temperature is a significant factor.

Planning Officer comment: A condition shall be included with the decision to control the hours of operation and potential light spill.

Property Services Manager

No adverse comments in respect of this proposal.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: One representation of objection and one support

Comment	Officer Comment
Concern raised by neighbouring dwelling No 39 Springwood Avenue regarding: Anti-social behaviour with gangs and youths congregating in the area. Noise levels generated as a result and having lighting will only make this worse.	See section 7
Support from No7 Sickle Way, Waterlooville stating: Long sought facility which shall allow longer use than at present. Would urge the acceptance of this application and installation of lighting at the earliest opportunity. The Springwood Community Partnership supports this. Solar Power means that no major groundwork's will be needed.	See section 7

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
- (i) Principle of development
 - (ii) Impact upon the character and appearance of the area
 - (iii) Impact upon residential amenity
 - (iv) Pollution
- (i) Principle of development
- 7.2 The application site is located outside of the built up area but shall bring a community benefit to the site and ensure that it can be utilised for a longer period in the day and throughout winter months. The works are therefore considered to be acceptable in principle subject to the usual development control criteria and conditions.
- (ii) Impact upon the character and appearance of the area
- 7.3 The works proposed to the Multi Use Games Area include the installation of four solar paneled LED streetlamps to be positioned within the application site with two along the north side and two along the south side. The streetlamps shall be separated from one another by an approximate distance of 15m and shall be approximately 8m high at a maximum. The streetlamps shall provide lighting to the current play area permitting further utilisation of the site in winter months and throughout the day and are proposed to be illuminated for upto 6 hours in total from 3pm to 9pm.
- 7.4 The MUGA is positioned off Springwood Avenue and is accessed via footpaths to the site. The works are set on an incline of land and are positioned away from the highway by approximately 52m which reduces the visual dominance of the development itself

and the proposed streetlamps. Mature trees and hedging are also present to the north and east/south east of the site which provides further screening to the development. It is considered that due to the position of the works, the distances they are set away from the highway and due to the screening in place that the works would result in a limited and acceptable impact on the character and appearance of the area and can be considered to be acceptable.

(iii) Impact upon residential amenity

- 7.5 The works have the potential to impact the neighbouring dwellings to the east along Lavender Road and to the west along Springwood Avenue.
- 7.6 Concern has been raised by a neighbouring dwelling along Springwood Avenue that the proposed installation of the streetlamps would lead to additional noise and anti-social behaviour with gangs and youths using the site. A consultation has been requested by the Crime Prevention Team who have raised no significant concerns to the proposal but have made comment that the batteries should be concealed within the column itself. Further information has been submitted by the applicant in this regard and the comments from the consultee shall be included as an informative with the decision if permission is granted. This is considered to satisfactorily address the concern raised.
- 7.7 The installation of the proposed works shall encourage a longer and later use of the site with the hours of illumination proposed to be between 3pm-9pm with the approximate candela strength being 40cd per m². Although the site would be illuminated the strength of the illumination is considered to be modest and would not be lit during un-sociable hours. The dwellings either side of the application have a distance of 49m to the east and 74m to the west and therefore the works are considered to not result in a significant adverse impact to neighbouring amenity levels and are considered to be acceptable.

(iv) Pollution

- 7.8 A consultation with Environmental Health has been requested in order to assess the potential harm caused by light pollution. Although additional information has since been received by the applicant in this regard a condition has been requested in order to control the hours of operation from 3-9 and a condition is recommended. A condition in relation to illumination level is recommended to ensure the works do not exceed the proposed measurement. In addition prior to development work commencing a light spill plan is recommended to be submitted for approval by the Local Planning Authority. This is to ensure that the works do not cause a harmful impact to the immediate residential dwellings. With these conditions alongside the dwellings to the east of the site being sufficiently away and screened by mature trees around the site alongside the works being set approximately 74m away from Springwood Avenue there is no significant concern raised that would warrant a refusal of planning permission. The works are considered to accord and comply with policy DM10 of the Havant Borough Local Plan.

8 Conclusion

- 8.1 The works proposed to the Stakes Multi Use Games Area would ensure that there is no additional loss of amenity to the immediate neighbours nor a negative impact on the character of the area from the proposed solar powered LED street lamps. Therefore the proposal is considered to accord with the requirements of adopted core strategy policies CS16 and DM10 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00312 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Technical Specifications of proposed LED solar street lighting: Received 21.03.2018

Site Location Plan: Licence number 100019217 (2017)

Proposed Plan: Licence number 100019217 Received 21.03.2018

Reason: - To ensure provision of a satisfactory development.

- 3 The intensity of illumination shall not exceed 40 candelas per m².

Reason: In the interests of the amenities of the area, highway safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 4 The hereby permitted streetlamps shall only be illuminated for upto 6 hours daily between the hours of 3pm-9pm

Reason: In the interests of the character and visual amenities of the area and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 5 Prior to development work commencing a light spill plan shall be submitted to and approved in writing by the local planning authority. The lighting installed shall be illuminated in accordance with the light spill plan and retained in accordance with the approved details.

Reason: In the interests of the character and visual amenities of the area and having due regard to policies DM10, CS16 of Havant Borough Local Plan Core Strategy 2011 and the NPPF.

Appendices:

Appendix A: Site Plan

Appendix B: Location Plan

Appendix C: Proposed Block Plan