



Committee Report

Planning Committee North – 11 April 2023

Application no DC/22/4189/FUL

Location

Leiston Town Athletics Association
Victory Road
Leiston
Suffolk
IP16 4DQ

Expiry date 18 December 2022

Application type Full Application

Applicant Leiston Football Club Mr D. Williams

Parish Leiston Cum Sizewell

Proposal Installation of a replacement floodlighting system consisting of 12no LED floodlights fitted to existing 17.5m columns and 6No. LED floodlights fitted to 2No. new 18m galvanised steel columns.

Case Officer Steve Milligan
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1. Summary

- 1.1. This is a full planning application for replacement LED directional sports lighting on existing columns, and two new columns at the Victory Stadium, Leiston Town Athletics Association, Victory Road, Leiston, IP16 4DQ. The development consists of 12no LED floodlights fitted to existing floodlight columns and 6No. LED floodlights fitted to 2No. new 18m galvanised steel columns.
- 1.2. The existing grass pitch is located to the West of the main clubhouse building with three sides of the pitch surrounded by residential properties. Victory Road to the North, Huntingfield Road to the East and Lime tree Avenue and Sycamore Close to the South.
- 1.3. There are 4No. existing 18m high floodlight columns to the corners of the pitch, installed following the grant of planning permission C99/0976 which are proposed to be lowered to 17.5m. The lamps are now in need of replacement.
- 1.4. C99/0976 included conditions restricting hours of use to not beyond 10.00pm and restricting luminance levels at nearby residential properties.
- 1.5. This replacement lighting system utilises existing columns with just 2No. additional columns at the halfway line resulting in a minimum change to visual impact within the area. The new LED lights will result in less light spill than the old halogen lamps to be replaced. Use is proposed to be extended up to 10.30pm on two days a week.
- 1.6. Subject to conditions to limit luminance levels at nearby residential properties and hours of use, the proposed development is considered acceptable and is recommended for approval.

Reason for consideration by Planning Committee

- 1.7. The application is for determination by Planning Committee because the site is in the ownership of East Suffolk Council.

Recommendation

- 1.8. Approve. Conditions regarding luminance levels and hours of use.

2. Site Description

- 2.1. The site is Victory Stadium, Leiston Town Athletics Association, Victory Road, Leiston. The site comprises a club house/facilities building, stands, main pitch and practice areas. The existing main pitch is a grass pitch which is located to the West of the main clubhouse building with three sides of the pitch surrounded by residential properties: Victory Road to the North, Huntingfield Road to the East, and Lime tree Avenue and Sycamore Close to the South.
- 2.2. There are 4 No. existing 18m high floodlight columns to the corners of the pitch, installed following the grant of planning permission C99/0976. These have halogen lights, and the lamps are now in need of replacement.

- 2.3. C99/0976 included conditions restricting hours of use to 10.00pm and restricting luminance levels at nearby residential properties.
- 2.4. A further permission for the installation of two 13.8m lighting towers within the southern part of the site, to provide floodlighting of a training area, was consented under DC/18/3597/FUL, with conditions restricting hours of use to 9.30pm and restricting luminance levels at nearby residential properties.

3. Proposal

- 3.1. The proposal is to retain the 4No. existing 18m columns, which are proposed to be lowered to 17.5m with the installation of the very latest directional LED floodlighting to them; 3No. lamps to each column. In addition to this 2 No. new 18m Columns will be located each side of the pitch at the halfway line accommodating 3 lamps each. The additional columns ensure a more even distribution of light than corner only lighting.
- 3.2. The construction process comprises installing 2 new bases to accommodate the central columns and electrical equipment from the main clubhouse building. The proposed finish of the columns will be tubular galvanised with the luminaires being a brushed dark grey finish.
- 3.3. Renewal of the existing system is required to update the ageing and failing existing floodlight system with a modern floodlight system that is more efficient and gives less light pollution. The new installation is required to meet ground grading requirements for the Southern League and will ensure the future of the club for many years, not only at the current level of competition, but it will also enable opportunity for progression through promotion along with a future 3g pitch installation. The current halogen floodlights are not fit for purpose and are part of an aged system with the age of the existing system making it almost impossible to source replacement lamps as they are no longer made.
- 3.4. The two northern columns are proposed to be fitted with screens to reduce light spill north of the pitch.

4. Consultees

Consultee	Date consulted	Date reply received
Leiston-cum-Sizewell Town Council	26 October 2022	2 November 2022
<p>Summary of comments:</p> <p>Leiston-cum-Sizewell Town Council is pleased to support this application subject to the following: We defer to the expertise and comments provided by SCC Lighting, and Environmental Protection regarding light pollution and glare.</p> <p>We note that at the time of submitting our response no comments have been made by nearby residents and we would want to be reassured that they are not inconvenienced by an increase in glare and light pollution.</p> <p>Please note: Leiston has ambitious plans to be Net Zero https://www.netzeroleiston.info/ and are pleased to note the introduction of LED lighting as a means of reducing carbon footprint.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	26 October 2022	26 October 2022
<p>Summary of comments:</p> <p>The documents submitted state that the upgrading of the lights will reduce overall light spill and light pollution due to the more directional lighting. This is a positive.</p> <p>However, the reports state that all neighbouring residential properties will receive less than the recommended levels of light from spillage, but I am concerned that to the north this may not be correct. At least one property appears to be very close to the boundary and from the information available to me, appears to be residential.</p> <p>This looks likely to receive significantly higher than recommended levels of light pollution.</p> <p>Artificial light can be considered a Statutory Nuisance. As such it is important that this is considered before the work is carried out, as the council would have to investigate any complaints of nuisance made at a later date.</p>		

Consultee	Date consulted	Date reply received
SCC Lighting Engineer	26 October 2022	27 October 2022
<p>Summary of comments:</p> <p>The attached lighting design does not specify any beam angle or orientation of each lantern.</p> <p>The design states: The limit of vertical light to windows will not exceed 5 lux. I am not certain what type of dwelling is to the north but this does exceed 5 lux, therefore I would suggest that the floodlights at this end of the pitch are fitted with integral shields to reduce light spill.</p>		

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 27 October 2022

Expiry date: 17 November 2022

5. Planning policy

SCLP8.1 - Community Facilities and Assets (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP8.2 - Open Space (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

National Planning Policy Framework 2021 (NPPF)

6. Third Party Representations

6.1. None received.

7. Planning Considerations

- 7.1. All applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan comprises the East Suffolk (Suffolk Coastal) Local Plan 2020 and the Leiston Neighbourhood Plan 2017.
- 7.2. There is support generally for community facilities and assets under Policy SCLP8.1 and support for recreation facilities under Policy SCLP8.2 of the Local Plan.
- 7.3. Policy SCLP10.3: Environmental Quality states that light pollution will be a consideration on planning applications and that development proposals will be expected to protect the quality of the environment and to minimise all forms of pollution and contamination.
- 7.4. Policy SCLP10.4 states that proposals for development should protect and enhance the tranquillity and dark skies across the plan area. Exterior lighting in development should be appropriate and sensitive to protecting the intrinsic darkness of rural and tranquil estuary, heathland and river valley landscape character.
- 7.5. Whilst Policy SCLP10.1 seeks to protect ecological considerations and Policy SCLP11.2 seeks to safeguard residential amenity.
- 7.6. There are no policies relevant to the development within the Neighbourhood Plan.

Visual impact and residential amenity

- 7.7. The Agent confirms that the system is designed taking account of the latest planning guidance and AGI32 software which is the latest software to accurately map out light spill.
- 7.8. The proposed lighting system comprises of 6No. columns and 18 x LED040 900W (integrated drivers) NST Optics directional luminaires delivering 205 lux. The vertical light to buildings guidance is 5 lux and the attached lux illustration shows Lux levels to not exceed 5 lux when measured in the vertical plane at the closest property which lies to the north. The majority of surrounding residential properties will experience lower Lux levels, well within the guidelines of The Institute of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011.

- 7.9. The replacement lighting system utilises existing columns with just 2No. additional columns at halfway line resulting in a limited change to visual impact. Following receipt of the EHO comments the scheme was amended so that lights are proposed to be angled and shielded to reduce glare/light levels to an acceptable level. Light modelling/calculations were received 12.12.2022, and the proposed condition 3 controls the Lux levels in the surrounding environment in respect of residential properties.
- 7.10. The scheme includes the installation screens to the two northern lamp columns to reduce light spill in a northerly direction. This will increase visual impact, but the level of change is not considered to be significant and there will be a reasonable balance between increased visual impact and the protection of residential amenity.
- 7.11. The proposed usage of the lighting is (winter months) Monday, Wednesday, and Fridays 1800hrs - 2200hrs; Tuesday and Thursday 1800hrs - 2230hrs; Saturdays 1430 - 1830hrs and Sundays 1430 - 1830hrs. This is stated to be unchanged from existing current usage times; although C99/0976 was limited to 10pm.
- 7.12. For two days a week, an increase until 10.30pm on the hours authorised by C99/0976 is not considered unreasonable and no objections to the stated hours have been received from neighbours. It is understood that the later hours on the Tuesday and Thursday will be rare and would be in the event that cup games go into extra time and penalties. On this basis it is considered that there will not be significant adverse impact upon the amenity of residents from either increased use/hours of use or lighting levels.

Ecology

- 7.13. The primary use of the lighting will be during the winter (November to Easter) and the directional lighting is confined to lighting the playing area. Given the use is mainly outside the season where bats would be foraging and the lighting level is limited outside the playing area, a bat survey was not commissioned and there is not considered to be any additional impact compared to that which occurs from the use of the current floodlight system.

8. Conclusion

- 8.1. The new installation is required to meet ground grading requirements for the Southern League and will ensure the future of the club for many years, not only at the current level of competition, but it will also enable opportunity for progression through promotion along with a future 3g pitch installation. The current halogen floodlights are not fit for purpose and are part of an aged system.
- 8.2. The proposal is more efficient has been designed to minimise the visual impact both at night and during the day.
- 8.3. The impact upon the character of the area and night-time environment would not be significantly different or will be an improvement to the existing situation and there will not be conflict with the residential amenity of neighbours or wider townscape/landscape.
- 8.4. It will be in compliance with the policies of the Development Plan and NPPF.

9. Recommendation

9.1. Approve subject to conditions.

10. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the following approved plans/reports:

LEISTONFC 47080 Rev D received 12.12.2022;
2022/LEISTONFC/01 received 24.10.2022;
2022/LEISTONFC/02 received 24.10.2022;
2022/LEISTONFC/03 received 12.12.2022;
2022/LEISTONFC/04 received 12.12.2022.
Drawing of light shield received 16.03.2023.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The luminance levels from the floodlighting shall not exceed:
 - i) 5 lux measured in a vertical plane at the window of any habitable room of any dwellinghouse in the locality;
 - ii) 10 lux measured in the horizontal plane from the curtilage of any dwellinghouse in the locality.

Reason: In the interests of amenity.

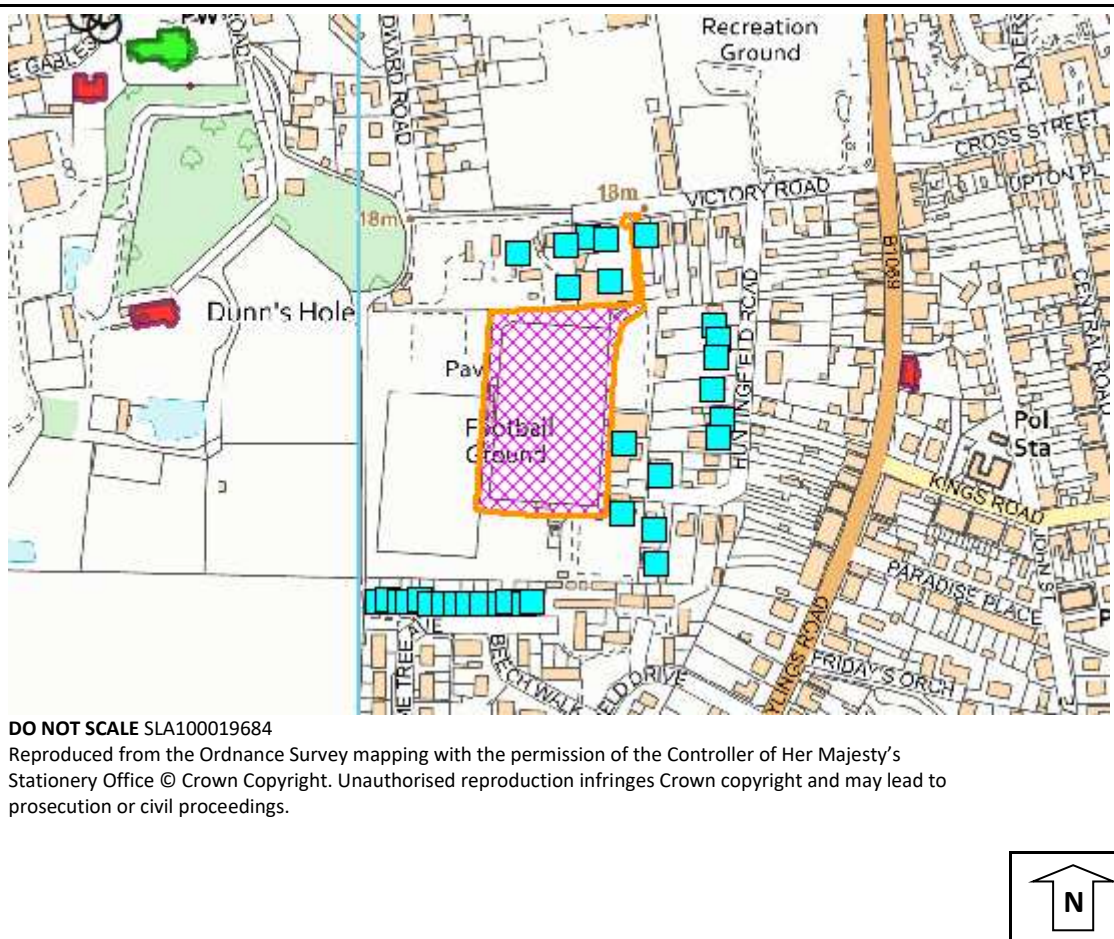
4. The lighting shall not be operated outside the following hours: Monday, Wednesday, and Fridays 1800hrs - 2200hrs; Tuesday and Thursday 1800hrs - 2230hrs; Saturdays 1430 - 1830hrs and Sundays 1430 - 1830hrs.

Reason: In the interests of amenity and for the avoidance of doubt as to what has been considered and approved.





Background Papers

See application reference DC/22/4189/FUL on [Public Access](#)

Map



Key

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|---|--------------------------------|
|  | Notified, no comments received |
|  | Objection |
|  | Representation |
|  | Support |