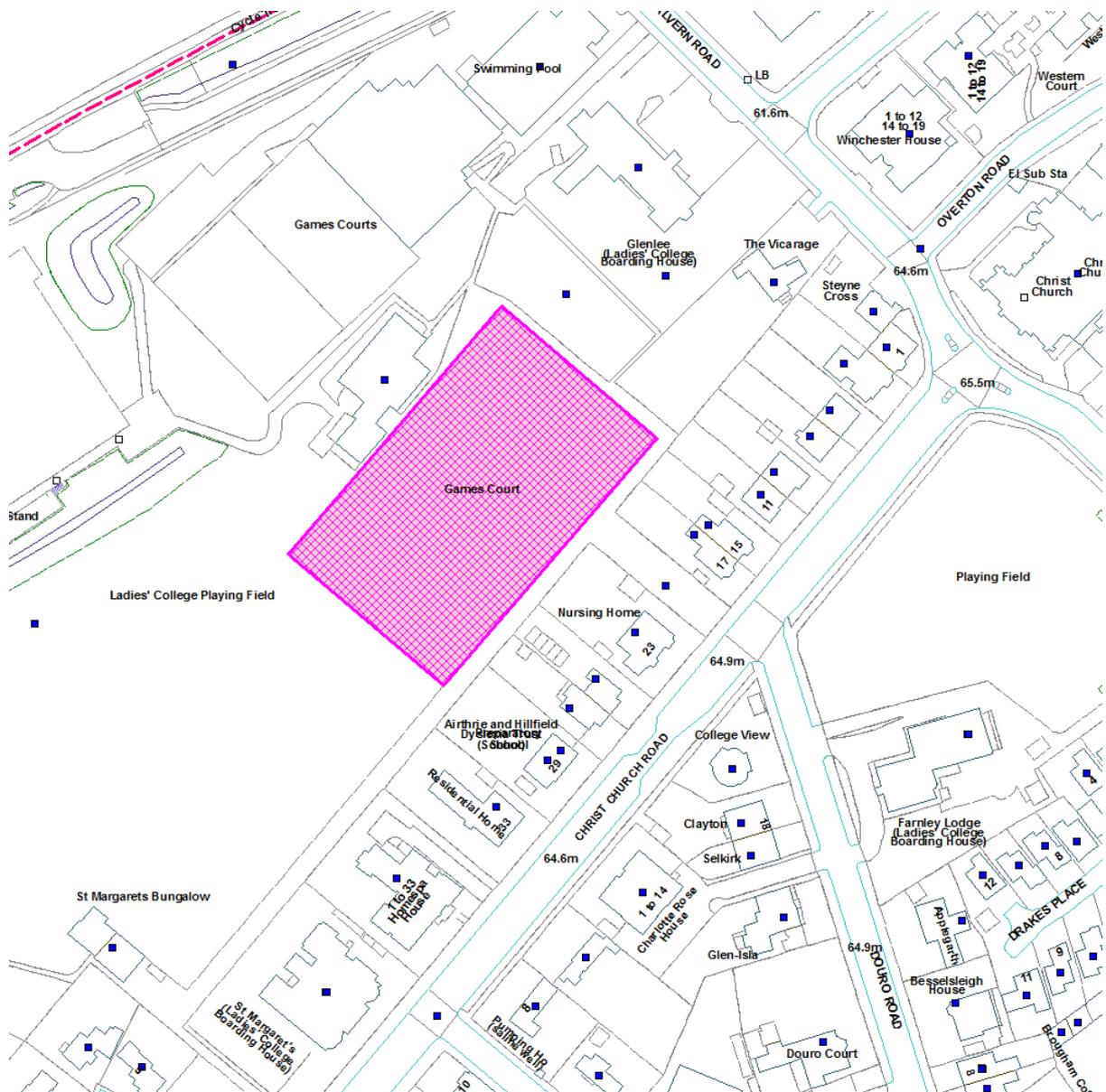


APPLICATION NO: 16/01790/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 4th October 2016	DATE OF EXPIRY: 29th November 2016
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Ladies' College
AGENT:	Evans Jones Ltd
LOCATION:	Cheltenham Ladies College, Malvern Road, Cheltenham
PROPOSAL:	Erection of 6no. retractable lighting columns to provide illumination of the 'old astro pitch' at Cheltenham Ladies' College Playing Field.

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is an existing astroturf hockey pitch – commonly referred to as the ‘old astro pitch’. It is located within the Cheltenham Ladies College (CLC) playing fields which adjoin the sports centre facilities which are currently being extended (approved by ref: 15/01171/FUL). The site is accessed off Malvern Road.
- 1.2 The site is within the Eldorado character area of the central conservation area. The Glenlee Boarding House and the swimming pool building which front Malvern Road are locally indexed.
- 1.3 Planning permission is sought for 6 floodlighting columns at the old astro pitch; 3 on each side of the pitch. These are a maximum of 15m high however they retract to 3.5m. Each column would support 3 lamps. The floodlight model is Abacus Challenger 1 sports floodlights. They feature flat style optics and use compact double ended 2kw metal halide lamps. They also include side and rear spill screening shields.
- 1.4 Planning application ref: 15/01171/FUL was approved by committee in November 2015. This proposal was for:

Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.

This application originally included 6 floodlights, however these were withdrawn from the scheme prior to the committee determination in order to allow for further work to be carried out to respond to the queries which had been raised.

- 1.5 The proposed floodlight is the same model as previously proposed with the main change being that it now retracts to 3.5m as opposed to 4.5m. However further information has been provided which has allowed for more detailed analysis and scrutiny of the proposal.
- 1.6 This application is being determined by committee at the request of Cllr Mason.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Honeybourne Line
Smoke Control Order

Relevant Planning History:

95/00342/PF 24th June 1996 REF APPEAL

To Provide Floodlighting To The Existing All Weather Sports Pitch

96/00158/PF 21st March 1996 REF

Provision Of Floodlighting To The Existing All Weather Sports Pitch

11/01125/FUL 31st October 2011 PER

Erection of new sports hall building to provide three indoor tennis courts and ancillary facilities, revised parking and replacement squash court building following demolition of existing squash court building

11/01126/CAC 31st October 2011 GRANT

Demolition of existing squash court building

15/01171/FUL 20th November 2015 PER

Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.

16/00433/DISCON 20th April 2016 DISCHA

Discharge of conditions 6 (landscaping scheme) and 10 (surface water drainage) of Planning Permission 15/01171/FUL, Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.

16/01561/DISCON 20th September 2016 DISCHA

Discharge of condition 6 (landscaping specification) on planning permission ref. 15/01171/FUL

16/01562/CONDIT 24th November 2016 PER

Variation of conditions 2 - substitution of revised plans showing omission of 3 no parking spaces, 5 - omitted to allow retention of building and garage previously approved for demolition (attached/adjacent to Glenlee), 8 - amended to omit reference to "covered cycle storage" on planning permission ref. 15/01171/FUL

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment

CP 4 Safe and sustainable living

CP 7 Design

NE 1 Habitats of legally protected species

RC 3 Outdoor playing facilities in educational use

TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Central conservation area: Eldorado Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

GCC Highways Planning Liaison Officer

29th November 2016

I refer to the above planning application received on 22nd November 2016, with Plan(s) Nos SP1048/3A Rev 1, SP1048/3b 7554/SK064 Rev B, 7554/SK067 Rev B, SP1048/3A, Sp1048/3B and Sp1048/3c to which no Highway objection is raised.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development. It is considered that no inequality is caused to those people who had previously utilised those

sections of the existing transport network that are likely to be impacted on by the proposed development.

It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Cheltenham Civic Society

19th October 2016

We appreciate the need for floodlighting here, but think it is important to take full account of the effect on the amenity of local residents in their design and hours of usage.

Environmental Health

22nd November 2016

In relation to application 16/01790/FUL for Cheltenham Ladies College, Malvern Road, Cheltenham, Gloucestershire please see below for my conditions to be put forward.

Condition 1:

None of the flood lights hereby approved shall be illuminated outside the following hours:

- Monday to Friday: 09:00 - 19:00 hours
- Saturday: 09:00 - 18:00 hours

The flood lights shall not be illuminated on Sundays or on Bank Holidays.

Reason: to reduce the impact on nearby residential properties.

Condition 2:

As the proposed floodlight columns are retractable, the columns holding the floodlighting are to be fully retracted when the floodlights are not to be used on any day.

Reason: to reduce the impact of visual amenity on neighbouring residential properties.

Condition 3:

The lights shall be retracted by 19:00 hours at the latest Monday ' Friday and by 18:00 on a Saturday.

Reason: to reduce the impact of visual amenity on neighbouring residential properties.

Condition 4:

In order to reduce the noise impact from balls hitting the edges of the pitch the applicant has put forward that a buffer could be installed around the sides. This buffer should be of an appropriate material to mitigate the impact and noise from the activities on the pitch, it must be installed according to the manufacturers specification and maintained as required to keep it in good condition.

Reason: to aim to reduce some of the noise impact from the use of the pitch on residential properties.

Condition 5:

There will be 6 fixed floodlighting columns only and no temporary lighting structures shall be added to the pitch.

Reason: to reduce the impact on nearby residential properties

Condition 6:

For the pitch to be used by Cheltenham Ladies College only and there shall be no external hire of the pitch to any outside team.

Condition 7:

The vertical illuminance shall not exceed 5 lux at the nearby residential properties.

Reason: to reduce the impact of the new lighting on residential properties.

Sport England

5th October 2016

Thank you for consulting Sport England on the above named application.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England' (see link): www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Having assessed the application, Sport England is satisfied that the proposed development meets the following Sport England Policy exception:

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

This being the case, Sport England does not wish to raise an objection to this application.

If you require further guidance on floodlighting design, this is available from our website:

<https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-facilities/>

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	33
Total comments received	11
Number of objections	11
Number of supporting	0
General comment	0

5.1 The application was publicised by way of letters to 33 neighbours, a site notice and a notice in the paper. 11 objections have been received. The comments received are reproduced in full however the points raised can be briefly summarised as follows:

- Impact of light on living conditions and in terms of light pollution generally
- Impact of noise
- Impact on privacy
- Lack of screening/intrusive impact
- Visual impact on conservation area
- Concerns about future developments
- Concerns about quality and accessibility of information
- Contrary to local and national policy
- Lack of compromise or consideration for community
- Concerns about consultation processes
- Insufficient restrictions proposed
- Concerns about categorisations used
- Concerns about highway safety in terms of light spillage and traffic/parking problems associated with increased use of pitch
- Question need for additional floodlit pitch
- Similarities to dismissed appeals
- Impact of mist and rain
- Impact on wildlife

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be (i) visual impact and impact on the conservation area, (ii) impact on neighbouring property, (iii) impact on highway safety and (iv) impact on wildlife.

6.2 The site and its context

The site is within the Malvern Road sports site which forms part of the CLC. The site is bound to the west by the Honeybourne line and beyond that, the recently vacated Travis Perkins site which has consent for housing. To the north are the Locally indexed buildings which form the sports centre and boarding house and beyond that Malvern Road. To the east are the properties of Christchurch Road which comprise a mixture of residential properties, CLC boarding houses and care homes. To the south are the detached properties of Eldorado Crescent.

The site is located within the Eldorado Character Area of the Central Conservation Area. The character appraisal document makes reference to views across the site towards the

Malvern Hills and also identifies Glenlee as a key unlisted building in the conservation area.

6.3 Background

Planning permission was previously sought for floodlights in this location along with a wider scheme for the site including a new sports hall. As mentioned above in response to concerns raised the applicant chose to withdraw this element of the proposals in order to consider the floodlights separately in the future, hence this current application is now solely for the floodlights.

The planning agent and the school principal have both provided commentary on the requirement for the floodlighting.

It is explained that the school has 850 pupils. The estate is dispersed across several sites with the sports facilities located furthest from the academic campus (10 minute walk). This means that it is not possible to position sport between other lessons due to travel time. As such sport generally takes place at the end of the school day or after lessons finish at about 4:30. CLC currently has 1 indoor and one outdoor lit space for 850 pupils; the sports centre will provide a second indoor lit space but there is currently no additional provision for outdoor space.

They state that the additional outdoor space is required for the following reasons:

- The loss of light in autumn and spring terms is leading to lessons finishing early
- 300 girls per week represent CLC in competitive teams. They need to train and therefore demand for pitch space is very high
- The 3 main team sports are hockey, netball and lacrosse which have to run fixtures in both winter terms
- Currently teams are forced indoors which displaces other clubs such as badminton, gymnastics and trampolining with these clubs currently having to suspend activity for 14 weeks of the year.
- There are other sports such as football and tennis which also suffer knock on consequences and CLC are also unable to offer sports such as tag-rugby.

It is stated that CLC have considered all other options in terms of timetabling etc and have not been able to come up with a viable alternative, hence this application for floodlighting to allow the old astro pitch to be used for extended hours within the winter months.

6.4 Principle

In chapter 8 (Promoting Healthy Communities) of the NPPF the government state a high level aspiration that the planning system play a role in facilitating social interaction and creating healthy, inclusive communities. It goes on to state that Local planning authorities should take a proactive, positive and collaborative approach to development that will widen choice in education.

As such proposals which enhance the education and sporting offer of the school are supported in principle. However this general support needs to be balanced against any harm arising from the proposal and other policy considerations at both national and local level.

6.5 Design and layout

The application site is already in use as a pitch and therefore the potential for visual impact arises from the addition of the floodlights. As stated in the introduction the proposed floodlights are retractable. When fully extended they will measure 15m, however when retracted they measure 3.5m. As such it is necessary to consider their visual impact of the structures in both states and also the impact that the illumination itself will have.

The site is within the conservation area and there are views across the site from vantage points within the conservation area. Therefore the structures will certainly be visible. When they are retracted it is considered that their impact will be neutral. They would not project significantly above the existing fencing and are slender structures, albeit with a bulkier headframe. When they are extended and illuminated they will have more of an impact as they will extend significantly above the adjacent properties and will be clearly visible as they emanate light. As such in this scenario it cannot be said that they will preserve or enhance the character and appearance of the conservation area. However the Conservation Officer has confirmed that they do not object to the proposals as the impact is temporary due to the limited hours of use proposed. Paragraph 134 of the NPPF which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The Conservation Officer who dealt with the previous application stated *"I have concerns about the height of the flood lights and their impact will rely on a suitable time related/use condition...I do not object to the proposals provided the conditions suggested above can be attached."*

In summary, whilst it is acknowledged that there will be a negative visual impact at times, the majority of the time, the visual impact is acceptable and therefore the significance of this impact is limited and will need to be weighed against any perceived benefits of the proposal.

6.6 Impact on neighbouring property

Policy CP4 of the Local Plan states that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users and the locality. The NPPF states planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It also states that 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.

6.6.1 Light

The proposal has been designed by a lighting engineer and a technical report was submitted with the application. Due to the technical nature of the subject matter the Authority commissioned an independent lighting consultant to consider the acceptability of the proposal.

The Institute of Lighting Professionals (ILP) document *"Guidance Notes for the Reduction of Obtrusive Light"* gives prescriptive limits of tolerable spill from artificial lighting systems. This document categorises the environment into 5 zones according to the degree of urbanisation and background illumination. In this instance it has been decided to classify the environment as E2 'Rural', examples of which are villages or relatively dark outer suburban locations. This is considered to be the most prudent classification to use, erring on the side of caution. This has been agreed as appropriate by both the independent consultant and the Council's Environmental Health Officer.

The guidance states that light intrusion into windows in such an environment should not exceed 5 lux. This is cumulative and must take account of pre-existing light levels.

6.6.2 Proposed lighting system

The model of floodlights which has been chosen features flat style optics, these are designed to reduce upward waste light and overspill. The floodlights have internal horizontal baffles which have been chosen to shield the lamp and reduce glare and additional screening has been included to control rear scatter. The 15m height of the floodlights allows them to be almost horizontal which allows light to be much more controlled. The independent consultant has confirmed that all available measures to reduce light spill and glare have been included.

6.6.2 LED

At the time of the previous application there was some discussion about why LED floodlights were not proposed and the applicant was asked to consider this option. The applicant's consultant states that there are advantages to LED including instant light without a warm up period, dimming and constant illuminance. However they state that there is no product available which can match the light control of a conventional product. The following excerpt has been taken from the consultant's report:

LED floodlights clusters light emitting diodes arranges in what are commonly known as 'Light Bars'. The light bars are arranged to produce a flat panel of light which is elevated to project light into the centre of the pitch. Whilst huge strides have been made in the development of LED technology the current range of floodlights do not produce light at high elevations and as a result there is no product available with flat style optics.

The largest LED projector currently available has a total of 240 LEDs which produce the equivalent light output as a 1KW Metal Halide. The project at CLC would therefore require a minimum of 5 luminaires per mast to produce the same performance as the conventional equivalent.

An LED system would offer some benefits in energy saving and longevity of lamp life, however, these benefits would be far outweighed by the negatives:-

- *Increased floodlight numbers and headframe size(100% bigger)*
- *Significantly increased vertical spill light(400% higher at the nearest property)*
- *Increased glare(50% Higher due to increased light emitting surface area)*
- *Increased source intensity(80% higher due to increased floodlight elevation)*

The independent consultant is satisfied that this option has been explored and that the proposed model and technology is the most appropriate.

6.6.3 Proposed level of lighting

The primary purpose of the pitch is for hockey and as such an appropriate level of light must be provided in order to safely carry out this activity after dark. The pitch has been classified as a class III pitch. This is because it is used for local school competitions and training. Objectors have questioned this classification and confirmation has therefore been sought and provided that regional, national and international competitions will not take place at the site and therefore class III is appropriate.

A number of bodies provide advice on appropriate light levels ranging between 200 and 300 lux. Advice has been sought on this specific site from England Hockey and they have advised that 300 lux is appropriate. The scheme has been amended since its original submission to keep the light levels on the pitch as close to 300 lux as possible. It now ranges between 303 and 586 lux.

6.6.4 Light Spill

As mentioned above the ILP states that light levels should not exceed 5 lux at neighbouring properties. Technical drawings have been submitted which demonstrate that the 5 lux limit would not be exceeded. The plans indicate that the highest lux levels at on the façade of 17 Christchurch Road would be 2.5 lux. These have been updated in response to neighbour comments that extensions etc were not included.

Some objectors consider that the 5 lux limit should also relate to their gardens however this is not the approach given in the technical guidance which clearly states that light intrusion is measured as light falling upon or passing through a window (not including outbuildings).

The technical drawings have been examined by the Councils independent consultant and the Environmental Health officer and they both confirm that the light falling upon neighbouring properties is within acceptable levels.

Given the importance of this matter in the consideration of the application a condition has been attached which states that the 5 lux limit must not be exceeded. This allows the Authority to take enforcement action should this be breached.

6.6.5 Impact of rain and fog

A number of objectors have expressed concerns about the potential impact upon light spill of rain or fog. The lighting consultant has confirmed that the only official publication that makes reference to obtrusive light is CIE150.2003 *Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations*. This states that measurements must be taken in clear atmospheric conditions. Climatic conditions cannot be included in the calculations because the nature of rain and mist is infinitely variable and therefore would not provide accurate figures and due to the infinite possibilities it is impossible to model them in a computer programme.

As such there is no more the applicant is required to do, to confirm the acceptability in terms of light spill.

6.6.6 Hours and nature of use

The purpose of the proposal is to facilitate the use of the pitch by pupils during darker months. The proposal is therefore to limit the use of the pitch to pupils, staff and visiting schools. The proposed curfew for the pitch is 7pm Monday – Fridays and 6pm Saturdays. The planning agent estimates that this would allow a maximum additional usage of 20 hours.

It is considered that these controls are appropriate and they have been agreed with the Council's Environmental Health officer. If members are minded to approve the application, a condition securing these hours will be necessary.

6.6.7 Outlook

Whilst it has been concluded above that the levels of light spill will not exceed tolerable limits and therefore not result in significant harm to neighbouring properties, it is acknowledged that there will be a degree of impact. The lit pitch will result in a change to the outlook from neighbouring properties, particularly those on Christchurch Road who back on to the site. At present, the outlook from the rear of these properties during the hours in question may provide views of the lit pitch beyond, however this proposal will result in a lit area approximately 25m from the nearest properties.

Officers' view is that whilst there is a degree of harm to outlook as a result of the proposal, this is not sufficient to warrant the refusal of the application taking account of all relevant considerations and given the relatively early curfew.

6.6.8 Noise

The proposal will increase the hours of use of the pitch and it is reasonable to assume that noise will be emanating from the site during these hours, such as shouts and cheers etc. The Environmental Health Officer is satisfied that subject to the controls which have been discussed this would not result in a significant impact. It must be noted that during summer months no permission is required to use the pitch up to and beyond 7pm and this is when people are more likely to be using their gardens. As such it is not considered reasonable to withhold permission on these grounds.

A particular issue which has been raised is the noise of balls hitting back boards. The applicant has undertaken to affix sound deadening material to these which will limit the sharp noise associated with this. A condition has been suggested asking for details of this.

6.6.9 Summary

Whilst it is acknowledged that there will be a degree of impact upon neighbouring properties, where this is measurable it is within the guidelines published which seek to limit negative impacts upon neighbouring properties. Officers have taken independent advice and are satisfied that all available measures have been taken to limit the impact. The independent consultant has confirmed that all the issues she raised at the time of the previous application, which resulted in the removal of the floodlights from the proposal, have been adequately addressed. As such, on balance it is considered that the impact on neighbouring properties is acceptable.

6.7 Access and highway issues

Some concerns have been expressed that the proposal will result in highway danger. As discussed above the glare levels are at acceptable levels at neighbouring properties and these levels would be even more reduced at the road. The illuminated area may catch the driver's eye, however this could be said for any number of sites which are illuminated in the evening. The Highways Authority has been consulted and have raised no objection.

6.8 Impact on Wildlife

Concerns have been raised that the floodlights might have an impact upon local wildlife, in particular bats and birds. According to the Natural England standing advice the proposal does not trigger the need for specific wildlife surveys, however the agent has provided a statement from an ecologist. They have confirmed that the site provides very limited bat foraging habitat and existing light levels would reduce the value for bats or any other ecological receptors.

6.9 Other considerations

There have been previous applications for floodlighting at this site which have been refused 1988, 1995 (dismissed at appeal in 1996) and 1996. The appeal decision stated that the impact on the conservation area was acceptable but that it would be harmful to neighbour amenity. The main changes between that proposal and the current proposal are:

- It was proposed to use the pitch until 20:30 Monday – Friday, 20:00 on Saturdays and 19:00 on Sundays – equating to an additional 33 hours of playing time
- 8 Floodlights were proposed

- The proposal was designed for zone E3 (urban) and according to the inspectors report resulted in lux levels of 4.5 in very close proximity to properties

This decision was made over 20 years go and in addition to the difference between the proposals the level of technical advice available to officers has also increased.

6.10 EIA Screening

Consideration has been given as to whether the proposal requires an Environmental Impact Assessment. The proposal is not considered to be schedule 2 development as the hockey pitch does not exceed 0.5 ha. This means that an EIA is not required.

6.11 Human Rights

The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK law. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community. The specific Articles of the ECHR relevant to planning include Article 6 (Right to a fair and public hearing), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

The planning system is very much about balancing public and private interests. An interference with human rights is permissible by law where international is proportionate to the harm caused. In the case of the proposals, it is considered that the benefits to the college outweigh the limited impact that the proposals would have on the amenities of local people. Therefore it is considered that the granting of planning permission would not conflict with the Human Rights Act.

7. CONCLUSION AND RECOMMENDATION

- 7.1** It is acknowledged above that the proposal does result in a certain level of harm to both neighbour amenity and the conservation area. However none of the Council's technical advisers i.e. conservation officer, environmental health officer or independent lighting consultant are of the view that the proposal is sufficiently harmful to warrant the refusal of the application, given the careful design and controls which have been put in place. Bearing this in mind and also having mind to the benefits to CLC, officers are of the view that there are no sound reasons to refuse the application and that it should therefore be recommended for approval.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with the provisions 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 approved plans listed in Schedule 1 of this decision notice.
Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The floodlighting hereby approved shall not be illuminated outside the following hours:
- Monday to Friday 0900 to 1900 hours
 - Saturday 0900 to 1800 hours

Sufficient time must be allowed after the illumination is ceased for the flood lights to be retracted in accordance with condition 4.

The floodlights shall not be illuminated on Sundays or Bank/Public Holidays.

Reason: In the interests of the amenities of the area, having regard to Policies CP3, CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 Outside the hours of use specified by condition 3, as well as whenever not illuminated, the lighting columns shall be reduced to 3.5 metres in height as shown on drawing number SP1048/2a (Abacus 15m Telescopic Mast).

Reason: In the interests of the character and appearance of the area, the setting of Christ Church (a Grade II* Listed Building) and the residential amenities of the area, having regard to Policies CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 When the floodlighting hereby approved is illuminated the old astro turf hockey pitch shall not be used other than Cheltenham Ladies College staff, pupils and/or visiting school teams only.

Reason: The floodlighting has only been found to be acceptable for school use because of the special requirements of by Cheltenham Ladies College and in the interests of the amenities of the area, having regard to Policies CP3, CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 6 The vertical illuminance when the floodlights hereby approved are in use shall not exceed 5 lux measured on the façade of any residential property adjacent the application site (not including any extensions constructed after the date of this decision and excluding garages or outbuildings).

Reason: In the interests of the amenities of the area, having regard to Policies CP3, CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 7 The floodlighting hereby approved shall not be illuminated unless a scheme for soundproofing the existing back boards surrounding the hockey pitch have been submitted to and approved in writing by the Local Planning Authority. The floodlighting shall not be illuminated until the approved scheme has been implemented and shall be retained as such at all times.

Reason: In the interests of the amenities of the area, having regard to Policy CP4 of the Cheltenham Borough Local Plan (adopted 2006).

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.