

Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (SHIPLEY) to be held on 7 December 2011

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Summary Statement

Discharge of condition application.

Provision of floodlighting details required by condition 03 of application 08/03107/REM for the construction of a new secondary and special school on existing playing fields and provision of new sports facilities

Miscellaneous Item

Beckfoot School, Wagon Lane, Bingley

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Overview & Scrutiny Area:

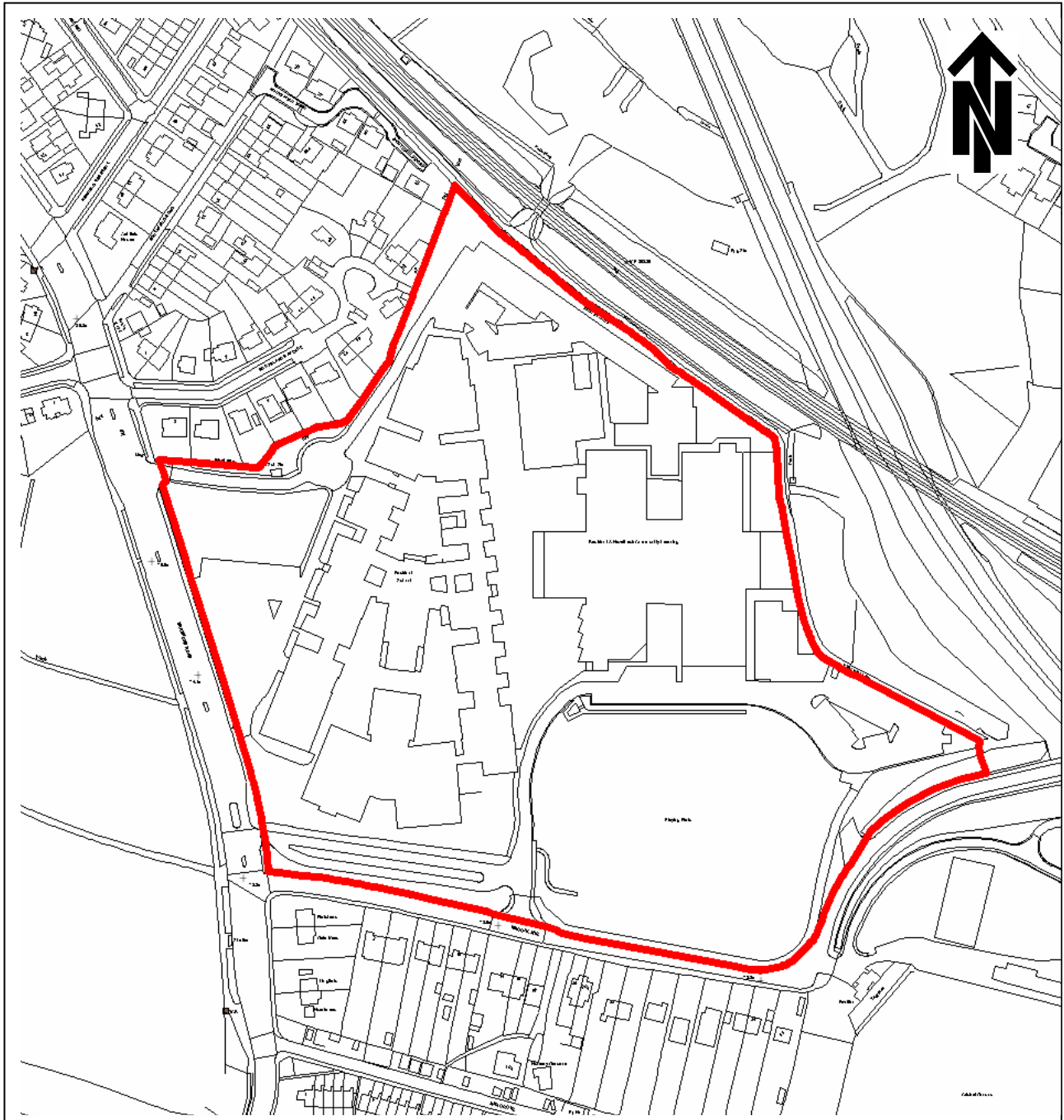
Regeneration and Economy



Area Planning Panel (Shipley)

08/03107/SUB11

7 December 2011



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ITEM 5

**LOCATION:
Beckfoot School
Wagon Lane
Bingley**

7 December 2011

Item Number: 5

Ward: BINGLEY RURAL

**Recommendation:
TO GRANT DISCHARGE OF CONDITION**

Application Number:

08/03107/SUB11

Type of Application/Proposal and Address:

Discharge of condition application.

Provision of floodlighting details required by condition 03 of application 08/03107/REM for the construction of a new secondary and special school on existing playing fields and provision of new sports facilities at Beckfoot School, Wagon Lane, Bingley.

Site Description:

An unusual shaped 7.8-hectare site located within the green belt. Large parts of the site also fall within land designated as flood plain. Currently a secondary school is accommodated in part single/part two storey buildings that exist in the western apex of the site. The remainder of the site comprises playing fields and pitches and construction works are underway to provide a new secondary and special school.

The campus is located to the south east of Bingley Town Centre on Bradford Road (A650). To the North West and the south of the site there are residential properties that are primarily two stories in height. The main Bingley to Bradford railway line bounds the site to the north east and Bingley 23 bridleway runs adjacent to the site boundary from the south east corner to the north of the site. At present vehicular access is via Bradford Road.

Relevant Site History:

(i) The existing school is accommodated in buildings dating from 1943. Further additions have been added to the school throughout its use including the provision of a sports hall, technology block, library, teaching block and parking (granted in 2000 - 00/00203/REG).

(ii) More recently, outline planning permission (with all matters reserved) was granted subject to conditions in May 2008 for the erection of new secondary and special schools on the existing playing fields (07/08284/OUT).

(iii) Reserved Matters application 08/03107/REM to determine access, appearance, landscaping, layout and scale were approved in July 2008 subject to several conditions. Condition 03 stated that:-

Notwithstanding any details submitted on the approved plans, before any part of the development is brought into use, details of the type, position, luminosity (lux levels) and angle of glare of the floodlights and of all proposed external lighting fixtures to the buildings and external areas (including measures for ensuring that light does not shine directly on the highway or is visible to highway users) shall first be submitted to and approved in writing by the Local Planning Authority. The floodlights and external lighting fixtures so approved

shall be installed in accordance with the approved details and maintained thereafter to prevent the light sources adversely affecting the safety of users of adjoining highways or undermining the residential amenities of the nearby residential properties.

Reason: To avoid drivers being dazzled or distracted in the interests of highway safety, to safeguard the amenities of the nearby residential properties and to accord with Policies UR3, D1 and TM19A of the Replacement Unitary Development Plan.

It has been agreed with the Chair of the Panel that details of the proposed lighting to be submitted in order to comply with condition 03 on floodlighting should be reported back to panel prior to the discharge of condition.

As such the following application was determined by the Shipley Area Planning Panel:-

(iv) Discharge of Condition application 08/03107/SUB05 approved floodlighting details (required under condition 03) in October 2005.

The details submitted to discharge condition 03

Further to the above approval under application reference 08/03017/SUB05 the applicants are now seeking to discharge alternative floodlighting details for the site. These details comprise:-

- 8 x 15m masts and 11 x 10m masts to provide floodlighting for the proposed sports pitches and Mugas to provide an luminance level of 300 lux over each of the pitch surfaces (suitable for playing football, hockey and tennis).

Consultations Comments

(i) Highways Section – it is considered that the lighting will not have an adverse impact on either the residents or the highway.

(ii) Environmental Protection - The submissions made by James Brunt of Abacus Lighting Ltd (dated 21.11.11) on behalf of Costain clarify that the lighting scheme design and installation will provide a luminance level of 300 Lux over each of the pitch surfaces.

Measures to control overspill light are integrated in the design elements of the scheme such as providing a suitable mounting height for the luminaries, incorporating double asymmetric reflectors, internal baffles and 'flat glass' technology. A variety of lamps can also be utilised with the proposed units.

Consideration has also been given to the ILE produced guidance which categorises environmental zones in to four background lighting zones. The Beckfoot School site and surrounding housing and fields have been categorised as an Environmental Zone E2 which is for a 'rural, small village, or relatively dark urban location'.

Whilst over spill lighting can be controlled as a result of these measures, due to the nature of flood lighting (high mounting heights and an intense point light source) direct glare and non target lighting can still be problematic, next to a residential amenity.

There are no objections to the proposed scheme in principal. However in order to ensure that light pollution concerns are suitably addressed prior to the development coming in to use, it is requested that once the lighting has been installed, the developers contact Environmental Health to agree any further adjustments to the lighting scheme as necessary and as viewed from the light sensitive premises in the area. Additional works to reduce light pollution could include some alterations to the mounting angles for the units, fitting additional baffles or low-glare louvers, changing the type/ intensity of the lamps, etc.

It is also recommended that the late night use of these facilities are restricted and therefore a curfew time of 21.00 hrs on any day is also included for the site. This will help to reduce the annoyance time from the use of the lighting as well as mitigating the potential of noise exposure for residents from the use of the facility, such as whistle blowing, ball impact sounds, shouting/profanity, etc.

Analysis:

Artificial lighting is desirable in certain circumstances for security reasons, pedestrian and traffic safety, and for recreation. However, poor or insensitively sited, designed or overly bright lighting can be a nuisance, as well as an inefficient use of energy.

Officers and members were concerned with the floodlighting details which were shown in the reserved matters application 08/03107/REM. The current proposals have been assessed by the Councils lighting specialist within the Environmental Protection Section and are now considered to be acceptable in terms of their impacts on the amenities of surrounding properties. If in the future issues with regard to impacts on any surrounding neighbouring properties emerge (an ill fitting baffle etc.) this can be dealt with under the appropriate environmental protection legislation. Furthermore, it is considered that the proposed scheme will not undermine highway safety.

The details which are provided to again discharge condition 03 are considered acceptable and fulfil the requirements of the condition and comply with policies UDP3, UR3, D1, and D14 of the Replacement Unitary Development Plan.

Recommendation:

That approval of the proposed lighting scheme by way of discharging the requirements of condition 03 subject to a limitation in the hours of use of the floodlights until 21.00 is authorised.
