

City of Westminster

PLANNING APPLICATIONS SUB-COMMITTEE	Date 9 August 2001	Classification For General Release
Report of Director of Planning and Transportation		Wards involved Maida Vale
Subject of Report	Paddington Recreation Ground Carlton Vale London W9	
Proposal	Erection of eight lights to provide floodlighting to existing hockey/soccer pitch.	

1. SUMMARY

The eight proposed floodlighting columns will be sixteen metres in height and facilitate the use of an existing sports pitch between 3pm and 9.15pm. It will be used predominantly for hockey and football games and occasionally high grade national club and international competitions will be held. The floodlights on the adjoining sports pitch were granted planning permission in July 1989.

The Parks and Leisure section undertook a consultation exercise prior to the submission of the application, with 1,600 neighbouring residents, which included erecting a temporary floodlight column to provide an example of the light spillage. At this time six neighbours raised concerns on the grounds of noise, light spillage, on-street parking pressure, effect on wildlife and increased crime. Eleven letters, including two letters of support, have been received to the planning application.

The floodlights have been designed to minimise light spillage into neighbouring residential properties and there will only be some spillage into the rear gardens of Kilburn Park Road and 110 Morshead Road. The effect of the proposal on residential amenity can be minimised by imposing a condition requiring the lights to be switched off at 9.15pm. It is proposed that existing charges for the car park after 6.30pm will be waived in order to minimise any impact on on-street parking pressure and congestion. It is considered that the proposal will not increase crime and concerns raised regarding property values is not material in the determination of planning applications. English Nature raise no objection to the effect of the proposal on the bats within the Recreation Ground, which are a protected species.

2. RECOMMENDATION

Grant conditional permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992.

3. CONSULTATIONS

The proposal was approved by the Environment and Leisure Committee on 24 April 2001. Although no letters have been received, it is understood that Maida Vale Ward Councillors are broadly in support of the scheme, including Cllr Prendergast, Cllr Burbridge and Cllr Raymond-Cox.

ENGLISH NATURE

Comments received regarding the impact of the proposal on bats, which are a protected species. Following submission of a bat survey, no objection is raised, subject to a condition restricting the hours of use of the proposed floodlights.

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY

No objection although comment that not all the neighbours received notice under the first consultation. Consultation letters re-sent as a result.

ADJOINING OWNERS/OCCUPIERS

No. Consulted: 533; Foyer Notices: 0; No. of Replies: 11.

Two letters of support, 1 letter requesting additional information and 9 letters from 7 neighbours plus Grantglen Property consultants objecting on the grounds of increase noise and activity from within the park and on the adjoining roads at night time, impact of light spillage, increase on on-street parking pressure, unsuitable for a residential area, impact on property value, increased crime, traffic generation, requesting further information.

4. BACKGROUND INFORMATION

4.1 The Site

Paddington Recreation Ground is located to the south of Carlton Vale, west of Randolph Avenue and north of Morshead Road and Grantully Road. In addition to providing informal recreation facilities, the park also accommodates a number of sports pitches, tennis courts and children's play areas. One of the existing sports pitches is floodlit and the park is within the Maida Vale Conservation Area.

4.2 Relevant History

Applications relevant to this proposal include an application for a Certificate of Lawful Proposed Development, approved at the Planning Applications Sub-Committee on 14 December 2000 for the 'Stationing of 6 No. 6m high mobile lighting towers (powered by their own light source power) around pitch 2 for specified periods of time'.

Planning permission was granted on 21 July 1989 for the installation of lighting columns to the five-a-side soccer pitch, adjacent to the pitch where lighting is now proposed.

5. THE PROPOSAL

Permission is sought to erect eight, sixteen metre high floodlight columns of galvanised steel, with four lamps on each, to be painted green and the provision of a control box adjacent to the sports pitch. The floodlights will be used between 3pm to 9.15pm Monday to Sunday.

6. DETAILED CONSIDERATIONS

Land Use

- 6.1 Relevant policies in the adopted UDP include SOC1 and SOC2 which seek to sustain an adequate and accessible range of social and community facilities, including parks and sports facilities. Policy SOC2 states that the effect of such proposals on amenity, including traffic generation and the proximity of public transport, will be taken into account and that such facilities should be located near to the residential area they serve. These policies are broadly reiterated in Policy SOC 1 of the Replacement UDP (First Deposit version).
- 6.2 The proposed floodlights will facilitate the use of an existing synthetic turf multi-sports pitch in the evenings until 9.15pm throughout the year, although they are unlikely to be needed during the summer months. The pitch will be used for hockey and football games and will occasionally host high grade national club and international competition. Whilst most of the users will be local residents, some will come from outside the area especially for international competitions. It is considered that the improvement of this sports facility which is in close proximity to public transport, including Maida Vale Station and a large residential population is welcomed in land use terms. According to the Parks and Leisure Section, the Maida Vale Ward Councillors are broadly in support of the scheme, including Cllr Prendergast, Cllr Burbridge and Cllr Raymond-Cox.

Amenity

- 6.3 Objections have been received on the grounds that the use of the sports pitch in the evening will increase noise and disturbance as a result of people using the pitch and leaving in the evening. Whilst the floodlights will increase the level of activity and noise during the evenings in winter months, the pitches are already used until 9.30pm between 1 April and 30 September. During winter months the existing floodlights on the adjoining pitch are switched off at 9.15pm although facilities without floodlights close at dusk. The floodlights will be switched off at 9.15pm and the gates closed at 9.30pm which is considered suitable in this residential area when ambient noise levels will drop off around 11pm. It is considered that the additional level of activity will not be so significant so as to cause harm to residential amenity and the objections cannot sustain a refusal.

- 6.4 Objections have also been received on the grounds that light will spill into residential properties, thereby causing harm to residential amenity. The type of light fittings proposed are designed to direct the light onto the sports pitch and minimise light spillage outside of this area and are far more advanced than those in use on the neighbouring sports pitch. The applicants have undertaken a light study and whilst there will be some light spillage into the rear gardens of Kilburn Park Road, when lights are on full power during international hockey games, the existing dense vegetation on the edge of the grounds will screen much of the light and no light will spill directly into residential properties. The condition limiting use until 9.15pm will minimise any impact on amenity.

Design

- 6.5 Dense vegetation on the boundary of the park will screen views of the proposed floodlights from most of the surrounding roads, although they will be visible from Morshead Road and Grantully Road, especially during winter months. The principle of floodlighting has already been accepted in the past and it is considered that their slender design will enable the open character of the park, as viewed from the neighbouring streets, to be maintained. The cabling will be accommodated within a box approximately 1.5m in height, located adjacent to the pitch. The lamp columns and cable box will be painted green, to match the existing fencing and furniture within the park and it is considered that the proposal will not harm the character and appearance of the Maida Vale Conservation Area.

Parking and Congestion

- 6.6 The relevant policies require account to be had for the impact of such proposals on car parking and congestion. Objections have been received on the grounds that the proposed floodlighting will exacerbate on-street parking pressure and cause increased congestion in the neighbouring roads.
- 6.7 The roads adjoining the park are heavily parked and have reached serious deficiency levels of 80% or over. There is a car park within the grounds providing 59 car parking spaces, but at present it is not heavily used in the evenings when parking on-street is free and the car park is not. Cannons, who manage the parking facility on behalf of the City Council, have agreed to waive the parking charges after 6.30pm Monday to Friday, to encourage its use by park users. It is considered that this will mitigate any impacts of the proposal on on-street parking pressure during the evening and a condition requiring the submission of details of the car parks' operation is recommended.

- 6.8 The Leisure Contracts Manager is concerned that removing the car parking charge in the evenings will result in its use by individuals who will not be using the park, which in itself will increase on-street parking. Such a system will be unfair to those who wish to use the park but do not have residents' permits and residents may choose to take advantage of leaving their cars in the car park overnight when it is locked and surveyed by CCTV. In addition, the Manager considers that the on-street parking pressure is generated by residents rather than park users as the occupancy levels in the evening do not change significantly from the morning and that double parking along Morshead Road is still in existence when the park opens the following day.

Other

- 6.9 An objection has been received on the grounds that the proposal will increase crime in the surrounding residential area, but there is nothing to suggest that the proposal will increase crime and a refusal on this ground cannot be sustained.
- 6.10 English Nature raised concern about the effect of the proposed floodlighting on bats roosting in the trees within the Recreation Ground. A bat survey has now been undertaken and English Nature now raise no objection to the effect of the proposal on these protected species provided the hours of use are restricted.

7. ADDITIONAL INFORMATION

Agent:	Materials Science Consultants Ltd		
On behalf of:	City Of Westminster- Environment And Leisure Dept		
Registered Number:	01/03094/COFUL	TP No:	TP/9625
Date of Application:	20.4.2001	Date amended / completed:	04.05.01
Historic Building Grade:	Unlisted		
Conservation Area:	Maida Vale		
Unitary Development Plan:	Outside Central Activities Zone		
Current Licensing Position:	N/A		

BACKGROUND PAPERS

- 1 City of Westminster Unitary Development Plan adopted July 1997.
- 2 Replacement Unitary Development Plan (First Deposit version) January 2001.

- 3 Application forms.
- 4 Letter from Paddington Waterways and Maida Vale Society, dated 17th May 2001.
- 5 Letter from English Nature dated 20th April 2001.
- 6 Letter from English Nature dated 13th July 2001.
- 7 Letter from occupier of 58 Essendine Mansions, Essendine Road, dated 17th May 2001.
- 8 Letter from occupier of 19 Morshead Mansions, Morshead Road, dated 19th May 2001.
- 9 Letter from occupier of Flat 3, 49 Essendine Rd, dated 22 May 2001.
- 10 Letter from occupier of 115a Kilburn Park Road, dated 22 May 2001.
- 11 Letter from occupier of 110A Morshead Road, dated 28th May 2001.
- 12 Letter from Grantglen Property Consultants, dated 14th June 2001.
- 13 Letter from occupier of Flat 3, 45 Essendine Road, dated 31 May 2001.
- 14 Letter from occupier of 177a Randolph Avenue, dated 21st March 2001.
- 15 Letter from occupier of 91 Morshead Mansions, Morshead Road dated 7th July 2001.
- 16 Letter from occupier of 143a Kilburn Park Road, dated 23rd April 2001.
- 17 Letter from occupier of 143a Kilburn Park Road, dated 23rd April 2001.
- 18 Letter from occupier of 143a Kilburn Park Road, dated 14th June 2001.
- 19 Email from occupier of 26 Morshead Mansions, Morshead Road, dated 18th May 2001.
- 20 Bat Survey, London Conservation Services Ltd, June 2001.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT CLARE GIBBONS ON 020 7641 3348 OR VIA E-MAIL – ClareG@westminster.gov.uk .

DRAFT

Carl Powell: Director of Planning and Transportation

Please reply to: Martha Revill
Direct Tel. No: 020 7641 5964
Direct Fax No: 020 7641 2338

Client Director and Head of Service:
Gordon Chard

City Of Westminster- Environment And Leisure Dept
c/o Materials Science Consultants Ltd
Unit 3 Greenwich Centre Business Park
53 Norman Road
London
SE10 9QF

Development Planning Services
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Your ref: B FROUD
My ref: PT/01/03094/COFUL
TP/9625

Date:

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
PERMISSION FOR DEVELOPMENT (CONDITIONAL)**

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted. Unless any other period is stated in the Schedule this permission, by virtue of Section 91(1) of the Town and Country Planning Act 1990 is subject to a condition that the development shall be commenced within 5 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

SCHEDULE

Application Date: 20.4.2001

Date Received: 23.04.2001

Date Amended:

Application No : 01/03094/COFUL

Plan Nos: AA522/L1.O.1/1; Materials Science Consultants Ltd Ref: AA522.

Address: Paddington Recreation Ground Carlton Vale London

Proposal: Erection of eight lights to provide floodlighting to existing hockey/soccer pitch.

See next page for conditions/reasons.

Yours faithfully

Carl Powell
DIRECTOR OF PLANNING AND TRANSPORTATION

Condition(s)

- 1 The flood lights hereby permitted shall only be used between the hours of 3pm and 9.15pm Monday to Sunday including bank holidays, on or before which time the lights will be turned off.
Reason:
To ensure compliance with the City Council's policies as set out in SS13 of the City of Westminster Unitary Development Plan adopted July 1997 and SS3 of our Replacement Unitary Development Plan (First Deposit version), which seek to safeguard the amenity of adjoining residents and protect the general environment. (R12B)
- 2 Details of the hours of opening and charging regime of the Recreation Ground Car Park shall be submitted to and approved by the City Council as local planning authority before any work is commenced on site.
Reason:
In order to safeguard the amenities of the residential accommodation and of the area generally. This is in accordance with SC11 and SC19 of our Unitary Development Plan and TRANS23, ENV5, ENV6, and ENV12 of our Replacement Unitary Development Plan (First Deposit version). (R22C)
- 3 The building works required to implement this development that are audible at the site boundary shall only be carried out between the hours of:-

8.00 a.m. to 6.00 p.m. Monday to Friday
8.00 a.m. to 1.00 p.m. on Saturday
and not at all on Sundays and Bank Holidays.

Noisy operations shall not take place outside these hours unless the City Council has agreed that there are exceptional circumstances, for example to meet police traffic restrictions, in an emergency or in the interests of public safety. (C11A)
Reason:
To safeguard the amenity of the occupiers of neighbouring residential properties. This is in line with SC19 of our Unitary Development Plan and ENV6 of our Replacement Unitary Development Plan (First Deposit version). (R11A)
- 4 The proposed floodlights and associated equipment shall be painted green, to match the existing fencing and thereafter retained that colour.
Reason:
To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of this part of the Maida Vale Conservation Area. This is in accordance with DES5 and DES7 of our Unitary Development Plan and DES5 and DES9 of our Replacement Unitary Development Plan (First Deposit version). (R26B)
- 5 Detailed drawings of the following part(s) of the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on site:- control pillar accomodating all associated cabling

The development shall not be carried out otherwise than in accordance with the details thus approved. (C26C)
Reason:
To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of this part of the Maida Vale Conservation Area. This is in accordance with DES5 and DES7 of our Unitary Development Plan and DES5 and DES9 of our Replacement Unitary Development Plan (First Deposit version). (R26B)