
Site Address: Lawn Tennis and Squash Club, Southleigh Road, Havant,
PO9 2RS

Proposal: Installation of a replacement floodlighting system consisting of 42No LED
floodlights fitted to 24No. existing 6m columns.

Application Type: Full Planning Permission

Application No: APP/22/01106 Expiry Date: 14/04/2023

Applicant: Mr R Marston

Agent: Mr John Pullinger Case Officer: Jenni Price
Taran Microsystems Limited
T/a Carbon8 Lighting

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Lawn Tennis and Squash Club, Southleigh Road, Havant. The Club is an established leisure/recreation facility lying within a suburban area. As well as the main clubhouse, the Club benefits from a range of outdoor courts which front Woodpecker Close (to the north), Warblington Avenue (to the east) and Nightingale Park (to the south). The northern courts are floodlit and are the subject of this application.
- 1.2 Immediately to the west of the application site lies 10 Southleigh Road, a Grade II listed building.

2 Planning History

90/50790/003 - First storey side extension and erection of a replacement balcony to clubhouse.

(Re-advertisement)., PERM,21/08/1990

02/50790/008 - Relief of condition 2 of planning permission no. 99/50790/007 to allow retention of temporary office building to north of club building for a further temporary period. , TPP,06/12/2002

99/50790/006 - Erection of 6 Flood Lighting Columns (6m in height) and the Addition of 3 Floodlights to 3 Existing Columns to Serve Tennis Courts 3 & 4 on the North Side of the Site, PERM,27/05/1999

99/50790/007 - Extend existing car park, replace and relocate groundsman's shed, and provide new temporary office building to North of Club building, PERM,26/11/1999

92/50790/005 - Install floodlighting to two existing hard courts., PERM,15/10/1992

04/50790/009 - Relief of Condition 1 on planning permission 02/50790/008 to allow for retention of temporary office building to north of club for a further temporary period of 2 years., TPP,02/12/2004

04/50790/010 - Installation of flooding columns (height 6m) to three hard courts to provide lighting until 9.30pm., PERM,20/01/2005

APP/19/00937 - Extend existing car park to provide 5 additional car parking spaces and revised layout., PERM,02/12/2019

APP/20/01004 - Porch canopy to front entrance, two storey extension to existing office and kitchen, and first floor extension to existing balcony., PERM,22/12/2020

APP/21/01124 - Balcony extension and alterations., PERM,29/11/2021

3 Proposal

Installation of a replacement floodlighting system consisting of 42No LED floodlights fitted to 24No. existing 6m columns; these serving the northern 7 courts adjoining Woodpecker Close and the rear of properties in Southleigh Road.

4 Policy Considerations

National Planning Policy Framework
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)
CS1 (Health and Wellbeing)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Adjacent Grade II listed building (10 Southleigh Road)
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed new lighting system will make use of the existing columns at the site. Overall, it is considered that there will not be any further impact on the adjacent listed building than already exists. As such, any harm will be negligible.

Conclusion - NO OBJECTION

Councillor Imogen Payter

No comments received

Councillor Phil Munday - St Faiths

No comments received

Councillor T Pike - St Faith's

No comments received

Environmental Health

I have reviewed the proposed lighting scheme with respect lux level and potential light spillage beyond the boundary of the site. Whilst I note the proposed lighting replacement is an upgrade to the existing lighting scheme, the layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) satisfies the standard provided by The Institute of Lighting Professional (ILP).

The proposed lighting upgrade shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

On the above basis, I have no adverse comments.

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: 33

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Switching to LED lighting should mean less light scatter and therefore less intrusive for surrounding properties. The halogen bulbs will soon no longer be available so an alternative is needed - having a tennis club is an asset to the area. Less electricity consumption has to be a good thing for everyone - government are pushing this. Appearance of poles will also be improved so more attractive when viewed from adjacent properties. For these reasons I am in favour of the changes sought by the club.	

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) Floodlighting

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal provides an upgrade to the existing fitted floodlighting to the existing 24No. 6m high columns and the relevant planning considerations are set out below. In principle, the proposal will enable a continuation and use of the tennis courts thus providing additional opportunities for sport. It is also necessary to consider Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states: *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

(ii) Impact upon the character and appearance of the area

- 7.3 This proposal would not appear dominant in the streetscene, the wider area or significantly affect the adjacent listed building as the development is for the replacement of the existing floodlighting which faces onto the playing courts of the tennis club off Southleigh Road. The proposal is to replace the existing lighting to twenty four existing 6m high columns which are not otherwise to be altered or increased in size. The size of the new light fittings is modest, at 381 X 438 X 113MM. The conservation officer has been notified of the proposal and has raised no objection to the proposal, and it is not considered that the replacement lighting will adversely affect the setting of the adjacent Grade II listed building at 10 Southleigh Road.
- 7.4 Overall the design and appearance of the proposal is deemed appropriate in the context to the site and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the character or visual amenity of the locality and would be acceptable.

(iii) Impact upon residential amenity

- 7.5 There will be no additional floodlighting columns installed or repositioned, therefore it is considered that any impact on the adjoining and nearby residents will continue largely as existing and any impact upon the amenity of these properties arising from the new LED lights is deemed to be limited and acceptable. The floodlight columns and lamps will be visible over the top of the existing hedges and open chained fence; the lamp hoods would be orientated to minimise the level of light spill into the surrounding residential dwellings. A light spill diagram has been submitted; the Environmental Health Officer has considered the revised lighting fixtures and has raised no objections. Consequently, it is considered that the proposal will not appear overbearing or lead to light pollution, and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policies CS16 and DM10 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The proposal will enable a continuation and use of the tennis courts thus providing additional opportunities for sport, and as the proposal is to replace what is existing with more efficient light fixtures, to which no objections have been raised, the development is considered acceptable.
-

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01106 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:

2022/ALTFC/01 Location Plan
2022/ALTFC/02 Existing and Proposed Block Plan
Appendix A1 - carbon 8 lighting design
Appendix A/2 - light spillage
Appendix B - carbon 8 Athlima data sheet
Appendix C - ILP guidance
Design and access statement

Reason: To ensure provision of a satisfactory development.

- 3 The proposed lighting upgrade shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its prior written consent to any variation.

Reason: In the interests of the amenities of adjoining residential properties, and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.