



Officer Report

Application Number:	HGY/2023/1077
Application Type:	Full planning permission
Address:	Priory Park, Middle Lane, London N8 7LA
Proposal:	The installation of new low level LED floodlighting to two existing outdoor tennis court Nrs 3 and 4.
Case Officer:	Josh Parker
Valid Date:	06/06/2023
Applicant:	Ms Andrea Keeble
Agent:	Mr Lee West

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Planning permission is sought to erect seven 7m high lighting poles with new low level LED floodlights for 2 tennis courts within the application site. The lighting will be located at equidistant intervals around and within the two courts.

The proposed hours of operation for the lights are Monday to Sunday – dusk to 9pm. These operating hours for the lights will ensure that the tennis coaching programmes and general use can continue during the winter months (approx. 16 hours per week) and that a minimum of 35 hours of additional court time is made available for casual play and play. Shutting the light down at 9:pm will minimise any potential impact on local residents.

The courts with the LED installations would also have electric locks installed and be accessible for all through a simple online booking system. These terms have been provided by the Lawn and Tennis Association (LTA) to access funding to refurbish the courts and avoid vandalism.

Site and Surroundings

The application site relates to an outdoor area of land at Priory Park comprising existing outdoor tennis court NRS 3, 4 and 5, none of which are currently floodlit. Priory Park currently has 5 existing outdoor double tennis courts and 2 miniature courts which lie north-western edge of the established public park.

Existing timber fencing with gardens of residentials beyond are present to the north and eastern side of the park. A 2m high hedge with a bowls green beyond to southern boundary. Railings and a public footpath with Perth Road public highways beyond to the western boundary.

The site is allocated as Historic Park, as identified on the policies map of the Development Management Document. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- 1) LBH Nature Conservation – Due to the small scale and existing nature of the site, The impact on the Local Nature Reserves (LNR) would be neutral.
- 2) LBH EHS – Street Lighting Engineering – no objection
- 3) LBH EHS – Noise – no objection.
- 4) LBH Sport England: The proposed floodlighting would allow the tennis courts to be used into the evening and therefore within the peak period for sporting participation. In consequence, the proposed development would enhance the facility and would be beneficial to sport. Sport England recommends that the proposed floodlighting reflects Sport England design guidance.

LOCAL REPRESENTATIONS

The application has been publicised by way of 58 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 49

Objecting: 49

Supporting: 0

Representation: 0

The following issues were raised in representations that are material to the determination of the application are summarised and addressed in the next section of this report:

Don't limit the use of the courts by having a locking system;

Officer comments: courts will be available to all through a simple booking system accessible to all.

Introduce basketball courts instead;

Officer comments: There is no policy basis to favour one activity over another

Effects on wildlife from the extra hours of use under lights;

Officer comments: The proposal has a supplementary ecological report which has been reviewed by the Council's ecologist. It has been found that the LED lights will not have an unacceptable harm on wildlife and ecology highlighted in the ecology/wildlife section

Light disturbance from spillage;

Officer comments: The light spillage will be minimal as the proposed lights are low lying and angled down. Lighting assessment suggests there will be no spillage towards the residential addresses to the west and therefore will not create unacceptable harm. Lights will also be completely shut off by 21:00.

Locking the gates is a step towards privatising the courts;

Officer comments: The lock system is to be introduced to receive funding from LTA which enables the courts to be refurbished.

The redesign of the courts, losing a full court to make 2 smaller ones;

Officer comments: The courts will reflect the adjacent courts by having 2 smaller courts. This will allow people more people to enjoy the facilities as there will be a greater range of courts for racket ball etc.

Allows for antisocial behaviour;

Officer comments: The courts and LED lights and locking system is proposed to remove antisocial behaviour and encourage sporting use of the courts.

Allocate funding elsewhere;

Officer comments: Cannot be assessed as part of this application.

Steep access to the site;

Officer comments: the access is existing, the application is for flood lighting and associated changes.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on ecology and biodiversity;
4. Impact on neighbouring amenity;

Principle of development

NPPF sets out twelve Core Planning Principles, one of which is to “take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs’ (paragraph 17). Paragraph 73 of the NPPF also acknowledges the contribution that opportunities for sport and recreation can make to the health and wellbeing of communities. Paragraph 70 seeks to ensure that (inter alia) facilities and services are able to develop and modernise in a way that is sustainable and allow them to continue to provide those services.

London Plan Policy S5 ‘Sports and recreation Facilities’ supports sports lighting in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the sports lighting gives rise to demonstrable harm to local community or biodiversity. Sports facilities are also supported by Local Plan Policy SP14 ‘Health and Well-Being’ and SP16 ‘Community Facilities’.

The proposed development would allow for evening use of the existing courts which would in turn provide improved sports facilities for local residents and visitors in line with local and national planning policy and the promotion of active, healthy communities. These public benefits of the proposal should be weighed in the assessment including should any harm associated with other areas of consideration be identified.

Therefore, the proposed development is acceptable in principle, subject to the determining material considerations discussed below.

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 ‘Delivering good design’ states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey’s sense of place and identity. DPD Policy DM1 ‘Delivering High Quality Design’ requires development proposals to meet a range of criteria having regard to the following:

building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The proposal is for the installation of 9 columns with 12 x 660-Watt LED panel fittings to serve two existing western outdoor tennis courts, while the third (most western court) would be revised to create 2 smaller courts. The floodlighting installations would be installed low and angled carefully to minimise spillage and glare, both horizontal and vertical lux level spillage to neighbouring properties, gardens and trees.

The columns will be slender and will be painted green together with the LED panel fittings in dark green. The columns are located on the outer run of each court with the lighting mounted at 7m. All LED 'panel' type fittings will be installed at a tilt angle of less than 20 degrees with a zero upward light ratio rating.

The floodlight columns and fittings would be largely screened by the use of the existing 2.75m high mesh boundary fencing to the around the courts.

It is considered that the proposed floodlights are consistent with the use of the site and in terms of scale, position and 7m height would appear in keeping with the existing sports courts and adjacent street floodlights. The lights would not have any significant impact within Priory Road or the surrounding roads. They would be publicly visible from the Priory Road but being of thin design and seen in context with the existing row of courts, they would not cause any demonstrable harm to the character and appearance of the site or the wider surrounding area.

On this basis, the proposal is acceptable and compliant with the aforementioned policies.

There would be no harm the Historic Park, a designated heritage asset.

Ecology and wildlife

The application has an ecological impact assessment report conducted by MKA ecology. The installations would have minimal impact on ecology. The LED fittings are rated 3000 Kelvin and have an internal louvre around each individual LED module to reduce glare and light spillage. This specification has been designed specifically for areas where bats may be present and is in accordance with the latest guidance from the Bat Conservation Trust dated 2018.

It should be noted that the lights have also been separated from the western side, from the mature trees to prevent spillage. In regard to the northern side, there are established streetlights that contribute to light pollution which are in close proximity to the proposed LED lights therefore there is a level of light spillage coming from Priory Road street lights and the site is not an intrinsically dark site at present. Although the report suggests the area has a low probability of bat roost potential the addition of the LED lights have been designed sensitivity to have a neutral effect on the nocturnal ecology/wildlife like bats/hedgehogs over the winter months. During lighter months the LED lights effects on the wildlife would be negligible as the lights cannot be activated beyond 21:00.

The effects on the local wildlife from the installation and long term use of the floodlights will therefore be of an acceptable nature.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide

an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The nearest residential properties to the application site are No's 73 Priory Road and 16 Wavel Mews which adjoin immediately to its west and southwest. The nearest of the proposed floodlights would be positioned approx. 14m from the side fence line of these properties.

Due to the separation distance involved, and the slim-line nature of the columns it is not considered that the proposal would significantly harm nearby residential occupiers' amenity by reason of impacts on their light, outlook or sense of enclosure.

A Lighting Assessment has been submitted with the application. This concludes that the floodlighting would be sited and screened so as not to cause detrimental intrusion of light into adjacent premises and/or residential properties. The lighting, located on 7m high columns is designed to direct light onto the courts and would not result in any harmful overspill of lighting into the atmosphere due to its design. Environmental Health have raised no objection to the proposed development.

The hours of operation of the proposed floodlighting would be:

Monday to Sunday- 9:00 use after 21.00

These hours are considered to be a reasonable compromise in terms of enabling the beneficial use of the courts and protecting the amenity of neighbouring occupiers. It is important to note that there are currently no restrictions on the hours during which the courts can be used, although this would be dictated by daylight levels and the applicant has advised that during the summer month members play up until around 21:00. Officer's view that with the mitigation proposed here, there will be no significant change in noise levels associated with this facility given the current use of the site and given the separation distances in question.

Overall, the hours of floodlighting proposed would not unduly compromise the ability of people to enjoy their homes and gardens. It is considered that any increase in activity at and around the site in association with the hours of operation would not significantly harm the amenity of nearby residents, given the existing use, scale of development and the site characteristics.

Subject to the described condition the proposal is considered to be policy compliant in the above regards.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking, cycling, and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

An additional level of traffic and parking demand would be expected from the enhanced facility proposed; however, this would be minor in nature and reasonably capable of accommodation within the surrounding highways. Highways raise no objection on parking, traffic or highway safety grounds. The proposal is considered to be policy compliant in the above regards.

Conclusion

The proposal is considered acceptable and as such the development would provide sporting and community benefits in association with the existing use of the land and would have an acceptable impact on the character and appearance of the area, neighbour amenity and the surrounding transport network. The proposed development is found to be acceptable and compliant with planning policy in all other regards.

Should any areas of harm be identified these should be weighed against the public benefits, as part of the overall assessment of the proposal. The proposal is recommended for approval subject to conditions.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.