



PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Mr A Dale Phone: 0141 287 6016

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION 06/04107/DC

DATE VALID 17.01.2007

SITE ADDRESS 45 Chamberlain Road Glasgow G13 1SW

PROPOSAL Erection of eight x 15 metre floodlights around sports pitch.

APPLICANT Jordanhill School
In Conjunction With Scottish
Executive Education Department
45 Chamberlain Road
GLASGOW
G13

AGENT Elder & Cannon
40 Berkeley Street
GLASGOW
G3 7DW

WARD NO(S) 08, Jordanhill

COMMUNITY COUNCIL 02_009, Jordanhill

CONSERVATION AREA

LISTED B

ADVERT TYPE Bad Neighbour Development

PUBLISHED 26 January 2007

CITY PLAN Civic, Hospitals and Tertiary Education

REPRESENTATIONS/CONSULTATIONS

Land Services - No objection.

Environmental Protection Services - No objection subject to conditions.

The application was advertised as a bad neighbour development on 26 January 2007. One letter of objection was submitted by a neighbouring resident raising the following matters:-

- The floodlights will mean the pitch becomes more than just a school facility.
- It will affect residential amenity through noise and light pollution.

SITE AND DESCRIPTION

The application site is formed by the existing sports pitch set centrally within the school grounds. The pitch is being upgraded as part of the redevelopment of the school. To the north of the pitch is a piece of open space along with the main school building. Immediately south of the pitch are more sports pitches, which form part of the redevelopment. To the west of the pitch is a footpath link set within the school grounds, beyond which are further sports pitches which are under the control of Strathclyde University. East of the pitch is Chamberlain Road which has residential units and a bowling green on the far side of the road.

There are to be eight floodlights in total with four on each side of the pitch. The floodlights are each to be 15 metres in height with tapering columns. The columns width at the base is to be 0.5 metres narrowing to approximately half that width at the top.

This application has been submitted following the approval of a scheme in 2006 which involved various building works to the school and the reconfiguration and improvement of the sports pitches set within the centre of the school grounds. The pitch which is the subject of the current floodlight application is the largest and main pitch on the grounds. As part of the previously approved scheme the pitch is to be increased in size. However, it is also being moved slightly west approximately 3 metres further away from Chamberlain Road.

POLICIES

Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

The Development Plan consists of the Glasgow and the Clyde Valley Structure Plan and the Glasgow City Plan which was adopted in August 2003. It is considered that the proposal has no Structure Plan implications. The following City Plan policies are relevant to this proposal.

- Development Policy Principle DEV 9 Civic, Hospital and Tertiary Education.

ASSESSMENT AND CONCLUSIONS

The issues for consideration in the determination of this application are considered as being:-

- (a) whether the proposal conforms with the Development Plan; and
- (b) whether there are any other material considerations to be taken into account, including comments and any matters arising from letters of representation.

The City Plan Development Policy Principle covering the application site is DEV 9. In areas covered by the Policy Principle proposals that seek to improve or extend the range of facilities shall be encouraged. The Council will seek to maintain and improve the quality of the environment of these areas by supporting development that will enhance the amenity and urban design quality of the wider area.

The installation of the floodlights will improve the facilities in accordance with the use of the school and so accord with the first element of the Development Policy Principle. The narrow tapering design will help to minimise any visual impact they have on the area. In terms of the proposal's potential for creating light pollution, Environmental Protection Services have made no objection to the proposal subject to a condition which will control the level of luminance created.

On the basis of the above, it is considered that the proposal does generally accord with the policy principle and on this basis accords with the City Plan.

The letter of representation raises the following points of objection:-

- The floodlights will mean the pitch becomes more than just a school facility.

Response: The applicant has confirmed that the pitch will only be used for school teams and after-school clubs. Therefore, there will be no commercial use of the pitches.

- It will affect residential amenity through noise and light pollution.

Response: Environmental Protection Services have added a condition which is designed to ensure that there will not be an unacceptable impact in terms of light pollution. The use of the pitch is established and while it may become more frequent during winter months as a result of the lights, this would not be a justification for refusing the application. It is considered that the hours of operation requested which will be controlled by a condition are such that there is unlikely to be a significant effect on residential amenity.

On the basis of the above, the recommendation is for approval, subject to conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s) 1508/02 and L(9-)02, as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. Light from the use of the facility shall not give rise to:-

- a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%
- b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
- c) A "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

03. The use of the floodlights shall be restricted to the following hours of operation:-

Monday to Saturday no later than 10 pm,
Sundays no later than 6pm.

Reason: In order to safeguard residential amenity.

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Glasgow City Council

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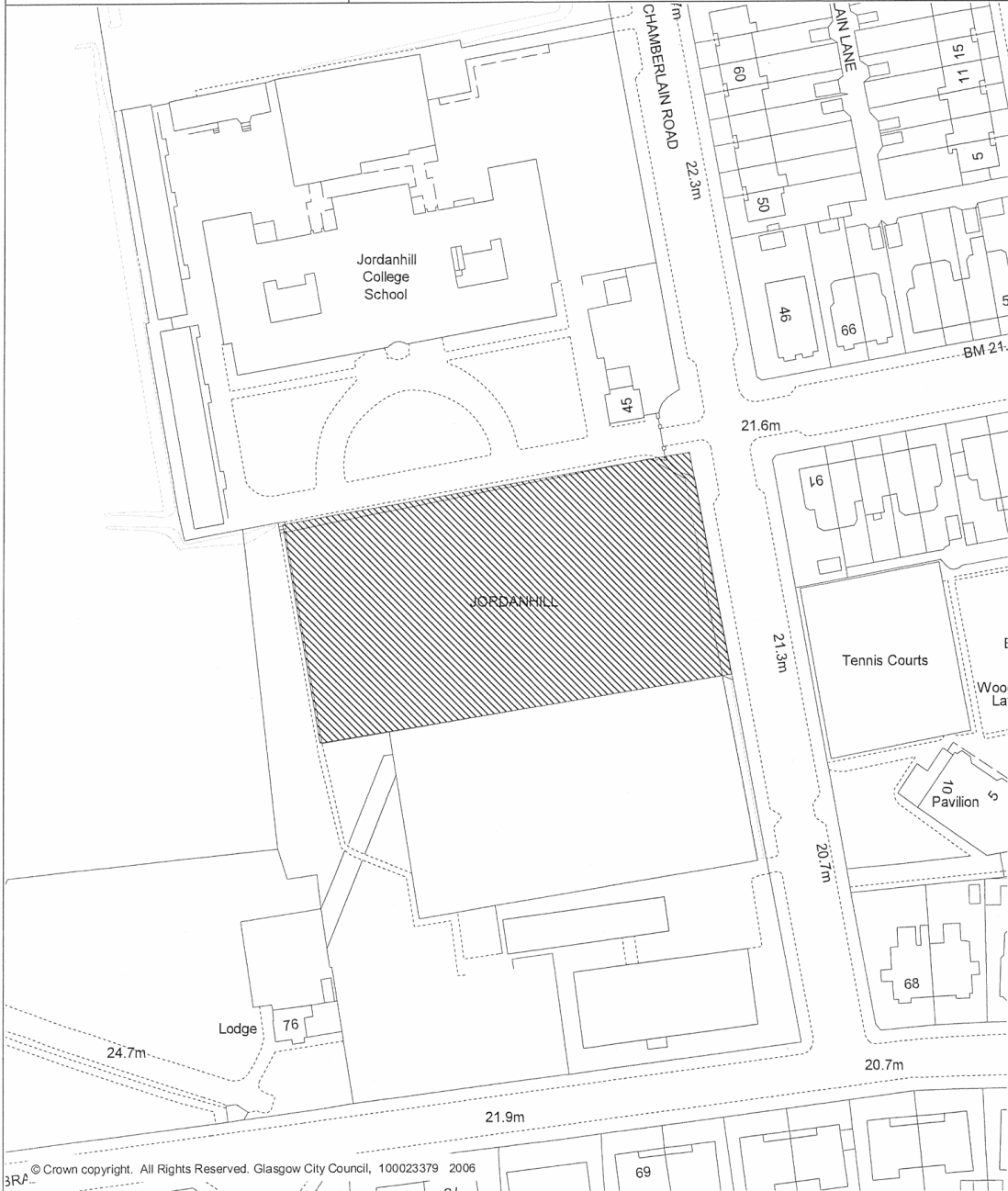
Reference No. **06/04107/DC**

Address : **45 Chamberlain Road Glasgow G13 1SW**

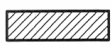
Scale : 1:1250

Indicative Site Location

Ward : **08**



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 Location of Site
(For details, refer to Report)