

**Case No: 0803318S73 (RENEWAL OF CONSENT/VARY CONDITIONS)**

**Proposal: REMOVAL OF CONDITION 9 OF RESERVED MATTERS APPROVAL 0702174REM TO ALLOW FLOODLIGHTING**

**Location: LAND AT GIFFORDS FARM NEEDINGWORTH ROAD ST IVES**

**Applicant: TRUSTEES OF ST IVES GOLF CLUB**

**Grid Ref: 533200 272799**

**Date of Registration: 24.11.2008**

**Parish: HOLYWELL CUM NEEDINGWORTH**

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**RECOMMENDATION - APPROVE**

**1. DESCRIPTION OF SITE AND APPLICATION**

1.1 This site is located on the northern side of the A1123, north of its junction with the Needingworth road, and approximately 2km north east of St Ives. The land is relatively open, and is part of the undulating central clay lands which lie to the north of St Ives and Huntingdon. The land rises gentle to the north, and the entire site extends towards the St Ives to Somersham Road. Development in the area is generally scattered, and the land is largely in agricultural use. There is a newly constructed access to the site from the roundabout on the A1123.

1.2 The proposal is to remove condition 9 of the reserved matters planning permission, ref no 0803318REM, dated 21st November 2007, to allow floodlighting. The condition stated that "The hereby permitted practice bays shall not be floodlit". The reason was to protect the character and appearance of the countryside. The practice bays are located towards the southern end of the site, approximately 420m from the roundabout. The driving range extends from the bays towards the road. The proposal is to install eight lights on the bays themselves, facing down the driving range, and to have five parallel rows of lights across the range at intervals of 50m from the bays. These lights will be at ground level and set into low mounds. They will face south away from the bays. The lights will be used between 1600hrs and 2100hrs, depending on the season, with a maximum of five hours in the winter. The driving range is set within a landscaped area, which will provide some screening from the A1123, and from the adjacent properties.

1.3 The site is in the open countryside and the land is liable to flood.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS7 – Sustainable development in rural areas (2004)**. Sets out the Government’s planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.3 **PPG17 – Open Space, Sport and Recreation (2002)** – considers matters relating to the provision of recreational facilities in towns and the countryside.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

### 3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents
  - None relevant
- 3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.
  - None relevant
- 3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)
  - **R2:**“Recreation and Leisure Provision” – applications for recreational facilities will be considered on their merits bearing in mind: advice from sporting recreation authorities on the need for further provision; the effect on residential amenity; the effect on landscape, visual amenity, nature conservation and archaeological interest; access, parking and traffic generation; the siting, design and materials of any building and structures.
  - **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

- None relevant

3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **P8** – Development in the Countryside – Outside the defines limits of the Key Centres (limited or potential growth) development will be restricted to: that which is essential to the efficient operation of agriculture, horticulture or forestry, or required for the purposes of outdoor recreation; the alteration, replacement or change of use of existing buildings in accordance with other policies; limited and specific forms of housing, business and tourism development, as provided for within the Local Development Framework; or land allocated for particular purposes.
- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **G2** – Landscape Character – development proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape.

3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- None relevant

3.7 The SPG “External Artificial Lighting” is a material consideration.

#### **4. PLANNING HISTORY**

4.1 0602938OUT. Erection of golf clubhouse with associated parking, access and erection of maintenance building. Approved

4.2 0602937FUL. Change of use of land from agriculture to form golf course. Approved

4.3 0702174REM. Approval of access, landscaping and scale for erection of golf clubhouse etc. Approved 21st November 2007.

#### **5. CONSULTATIONS**

5.1 **Holywell cum Needingworth Parish Council – OBJECTION** (copy attached).

- 5.2 **HDC Environmental Management** – Lighting Engineer - The Institute of Lighting Engineers has no best practice guidance on lighting golf driving ranges. The issues are light pollution, glare and light nuisance. A typical range would have eight 2kw metal halide floodlights on the top of the driving bays to light the ball from behind so that the golfer can track its flight for distances of up to 300m. The back rather than the front or sides of the ball needs to be illuminated for the golfer to do this. With the traditional approach it is virtually impossible to avoid upward light at a shallow angle because of the orientation and high intensity of the lamps and this causes light pollution, glare and possible light nuisance. This proposal takes a different approach. It uses 400w lamps, starting on top of the range bays, behind the golfer and then in a series of ground mounted groups of floodlights every 50m. The peak intensity of the ground mounted lights, which make up the majority of the scheme, is at 60 degrees above the horizontal, which gives good illumination of the golf ball as it passes through each zone of lights. Light pollution (sky glow) is caused by reflection of light off moisture and dust particles in the atmosphere. This is worst when the light beam is at shallow angle above the horizontal because the reflections bounce back down over a wide area. The steeper angle proposed in this case means that these reflections come back to the ground closer to the source and the extensive glow associated with traditional upward and outward facing lighting mounted on top of the driving range bays is significantly reduced. Mounting the floodlights at ground level also significantly reduces glare which is experienced when looking straight at the light source. Light nuisance occurs when stray light falls beyond the site boundaries and affects a highway or property. The scheme has been designed to minimise light nuisance. When it matures the new landscaping should reduce the impact of the lighting even further.

## **6. REPRESENTATIONS**

- 6.1 Neighbours – One letter has been received. The following points have been raised:-
1. The proposal will result in a loss of privacy and peaceful habitat to the neighbouring properties by reason of light pollution.
  2. The lighting could be on for longer periods than stated in the application.

## **7. SUMMARY OF ISSUES**

- 7.1 The linked issues in this case are the impact of the lighting on the character of the countryside and the effect on neighbours.
- 7.2 In the report on the 2007 reserved matters application, the comment was made that “any scheme for the floodlighting of the practice bays would have to demonstrate that it would not detract from the visual amenities of the area.” Condition 9 was imposed to protect the character of the country side, but also to enable the Local Planning Authority to control any lighting in the future.
- 7.3 As explained in detail in the Council’s Lighting Engineers’ comments, the proposed lighting scheme takes a different approach from many golf driving range lighting schemes in that it uses lower powered

lights, the majority of which will be set at ground level. The traditional approach using a small number of higher intensity lights can cause problems of light pollution, glare and light nuisance which can be experienced over a wide area and result in a significant loss of amenity to the locality. The site is close to the urban area in countryside which is neither particularly dark nor subject to any national protection designation. The proposed scheme has been assessed by the Council's Lighting Engineer and it is considered that in this context it will not lead to unacceptable levels of pollution, glare or light nuisance. The objector's property is approximately 270m from the nearest lights which will be pointing away from their property and should not be significantly adversely affected. The hours of illumination proposed are to enable the range to be used during the hours of darkness by local commercial sponsors and club members. They are considered to be acceptable and should be controlled by condition. The proposal is considered to be acceptable and it complies with policies B4 and G2 of the Interim Policy Statement.

- 7.4 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

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8. **RECOMMENDATION – APPROVE**, subject to conditions to include the following:

<b>02003</b>	Time Limit (3yrs)
<b>Nonstand</b>	Hours of lighting
<b>Nonstand</b>	No change to specification
<b>Nonstand</b>	reserved matters approval 0702174REM

**BACKGROUND PAPERS:**

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alterations (2002)  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Local Development Framework Submission Core Strategy 2008

**CONTACT OFFICER:**

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