

Application Number: FUL/2019/0382

Finham Park School Green Lane

Erection of training lights to junior Rugby pitch

WITHIN GREEN BELT? Yes; Safeguarded land in the Green Belt

VISIBLE FROM GREEN BELT? Yes

WITHIN CONSERVATION AREA? No

LISTED BUILDING? No

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include:

CO1/DE1/DS3/GB2

NPPF 2019

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Adjoining neighbours were notified on 28 February 2019 and 2 site notices were posted on 1 March 2019; no responses have been received.

RELEVANT HISTORY

Application number	Description of development	Decision and date
45780	Proposed comprehensive school	approved 26/03/1968
45780/A	10 form entry comprehensive school	approved 29/05/1968
45780/B	Site for caretakers bungalow	approved 26/11/1969
45780/C	Erection of bungalow for caretaker	approved 31/03/1972
45780/D	Erection of extension to sixth form centre	approved
45780/E	Erection of building for storage of flammable liquids	approved 30/03/1981
45780/F	Erection of 4 classroom units for use as a music block	approved 08/09/1987

45780/G	Erection of a prefabricated building for weight training	approved
45780/H	Erection of a prefabricated building with entrance ramp for teaching purposes	approved
45780/J	Erection of security fencing and gates with associated hedge planting	approved June 1997
45780/K	Erection of 8 flood lights	approved May 2001
45780/L	Erection of single storey block to form classrooms	approved 02/05/2002
45780/M	Erection of new boiler house	approved 11/11/2002
45780/N	Removal of three modular buildings and erection of one replacement modular building	approved 04/08/2005
R/2008/2270	Redevelopment of Finham Park School including demolition of all existing school buildings and replacement with a new two storey development. (Outline application with means of access being discharged.)	approved 24/02/2009
OUT/2012/0253	Redevelopment of Finham Park School including demolition of all existing school buildings and replacement with a new two storey development. Renewal of outline application with means of access being discharged reference R/2008/2270 granted planning permission on 24th February 2009)	approved 16/04/2012
FUL/2015/1862	Erection of single storey classroom building for existing school (temporary accommodation for Finham Park 2 for 12 months only), alterations to existing car park including relocation of spaces and creation of play space/landscaping	approved 16/07/2015
FUL/2018/3549	Provision of a replacement sports ground and erection of a club house (including bar; changing facilities; showers; and communal areas).	approved 30/01/2019

CONSULTATION RESPONSES

Environmental Protection – No objection

ISSUES

The main issue in determining this application is the impact upon neighbouring amenity in terms of light pollution.

An application has already been granted for replacement sport pitches and an associated club house within the Finham Park School ground as temporary club ground for the Trinity Rugby Club but facilities would remain permanent for the use of Finham Park School. The sport pitches

comprise of three football pitches, one junior rugby pitch and one senior rugby pitch. The proposal is to install training lights or floodlights for the junior rugby pitch which is located southern corner of the site and furthest away from the surrounding residential properties.

The lighting assessment indicates that the floodlights are training standard and recommended by England Rugby. The light scheme comprises of six 15m high lighting columns, 3 along each side of the pitch containing two 2KW floodlights aligned as close as possible to horizontal. This arrangement would allow very limited light spillage outside the Junior Rugby Pitch. Given the separation distances with the surrounding neighbouring houses which are around 100m away from the sport pitches, it is considered that the floodlights would not affect the living conditions of the neighbouring occupiers to a level that would warrant refusal of the application.

The application documentation indicates that the floodlights would be switched off by 9 o'clock at night and that light spillage would be minimal beyond the pitch. This would also protect the surrounding neighbourhood from unnecessary light pollution and nuisance. An appropriate condition has been suggested to ensure that lights are out by 9pm. The Environmental Protection Team are satisfied with the proposal and raised no concerns in terms of light pollution.

The site is classed as Safeguarded Green Belt in the Coventry Local Plan 2016 and therefore green belt policy applies. The site is used as playing fields for the school and as such the proposal falls within the provision of appropriate facilities in connection with the existing use of the land for outdoor recreation as described by Paragraph 145 of the NPPF 2019. As such the proposal is considered to be acceptable in green belt terms.

No equality issues are raised by the proposals.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies CO1, DE1 and DS3 of the Coventry Local Plan 2016, together with the aims of the NPPF.