
APPLICATION DETAILS

Application No:	18/0146/FUL
Location:	Middlesbrough Golf Club Brass Castle Lane Middlesbrough TS8 9EE
Proposal:	Installation of directional floodlighting
Applicant:	Mr John Barry Hallam
Company Name:	Director of Middlesbrough Golf Club
Ward:	Marlon West
Recommendation:	Approve with conditions

SUMMARY

Planning permission is sought for the installation of 5 LED 560 Watt floodlights to be located along the top of the existing single storey driving range building. The driving range building is positioned within the centre of the existing golf course. The driving range building faces towards the north with the illumination distance being a maximum of 200 metres.

Following the consultation process, there were 11 objection comments received from residents and no objections from the statutory consultees.

Taking into consideration the location of the lighting towards the centre of the golf course and the separation distances from the nearby residential properties, the level and distance of the illumination it is considered that the proposed lighting will not have a significant impact on the amenities of the neighbouring properties or on the character and appearance of the wider area.

The development is considered to be in accordance with the requirements of relevant policies CS5 and DC1 which require a high standard of design for development, ensuring it is well integrated with the immediate and wider context and consideration of the effect upon the surrounding environment and the amenities of the occupiers of the nearby properties.

The application is recommended for approval subject to standard conditions.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is within the boundaries of Middlesbrough Golf Club located off Brass Castle Lane. Surrounding the application site are sporadic residential properties including

Ryehill Cottages, Ryehill Farm, Green Willows, Cleveland Cottages and De Brus Park. Residential properties associated with Coulby Newham are located along the northern boundary of the site at Astbury and Hawkstone and provide a more built up edge to the golf course.

The proposal is for the installation of flood lighting on the existing driving range building which is located towards the centre of the Golf Course. The directional flood lights will be fixed to the top of the single storey driving range building with five 560watt directional LED lights to be placed above the driving range bays. The driving range faces in a northern direction. The submitted details accompanying the application state that the illuminance distance for the proposed lighting is 200 metres.

PLANNING HISTORY

17/0633/FUL- Erection of 8 metre/10 metre high golf netting at practice range facility, approved November 2011

17/0180/FUL- Retrospective application for the erection of building for use as driving range, approved June 2017

M/OUT/0017/16/P - Outline planning permission for 6no detached dwellings with associated access, refused and appeal dismissed February 2016

M/FP/0495/14/P -Single storey extension to existing golf shop to increase retail area and house biomass unit, approved June 2016

M/FP/1020/03/P – 25 metre telecommunications monopole with equipment and ancillary development, approved September 2003

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) *The provisions of the development plan, so far as material to the application*
- b) *Any local finance considerations, so far as material to the application and*
- c) *Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014)*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only)*

- *Regeneration DPD (2009, policies which have not been superseded/deleted only)*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)*
- *Middlesbrough Local Plan (1999, Saved Policies only) and*
- *Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve core planning principles, which can be summarised as follows:

- *Being plan led*
- *Enhancing and improving areas*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy*
- *Always seek a high quality of design and good standard of amenity for existing and future occupants*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables*
- *Contribute to conserving and enhancing the natural environment*
- *Encourage the effective use of land*
- *Promote mixed use developments*
- *Conserve heritage assets in a manner appropriate to their significance*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1- General Development
CS5- Design

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Four site notices were placed within the vicinity of the site, at the Golf Course building and within the residential areas of Coulby Newham at Hawkstone, Astbury and Farmside Mews.

14 letters of objection have been received from the following properties 10, 11, 17 and 23 Astbury, 19, 21 (x2) , 22 (x2), 24, 25 and 26 Hawkstone which can be summarised as below:-

- Light pollution no time periods specified and directly faces bedrooms
- Noise pollution no times stated when tractor ball collection will take place
- Demolition of trees

- Council policy on not causing light pollution as installing Led street lighting
- Recent sports village development has no spot lights directed to adjacent housing
- No faith in Council planning as long term noise issues with 9 & 9a St Annes
- 50 years for lighting to be removed from Korean border we do not wish this to go ahead
- No images or tests for the lighting provided
- Should be located to the east west or south so as not to impact on the extension to De Brus Park
- No notice given or meeting held to discuss from golf club
- No consultation of neighbours and late consultation from the Council
- Contrary to Policy CS20 relating to Green Infrastructure as site affects Marton Beck and significant impact on character of the area
- Impact on wildlife/natural habitat
- Light impact will have an effect on the interest in astronomy
- Impact on value of property
- Impact on view from rear of properties
- Lights will allow youths to congregate to the rear of our properties

Environmental Health Officer

I have no objections to the application

Public Responses

Number of original neighbour consultations	0
Total numbers of comments received	15
Total number of objections	15
Total number of support	0
Total number of representations	0

PLANNING CONSIDERATION AND ASSESSMENT

1. The proposal should be assessed against policies set out in the Development Plan. DC1 and CS5 are relevant and in essence seek to ensure high quality sustainable development; ensure the amenity of the nearby residents and the character of the area are not adversely affected by the development. Policy CS5 requires a high quality of design in terms of form and contribution to the character of the area.

Privacy and amenity of the neighbouring properties

2. The location of the proposed lighting is on the front of the existing driving range building which is located centrally within the golf course. The proposal is to install five LED lights above the existing driving range bays which will face northwards to illuminate the driving range area. The driving range has a length of 200 metres with a levels change across the site with the driving range building and the properties to the north at Astbury and Hawkstone being located on an elevated position to the driving range. Along the northern edge of the golf course is an established tree belt which links to Marton West Beck.
3. Objection comments have been received regarding the impact of the lighting on residential properties to the north. The nearest residential properties will be located approximately 520 metres and 590 metres from the location of the lighting at Astbury and Hawkstone. Along the northern edge of the golf course is an established tree belt which links to Marton West Beck.

4. The applicant has submitted a plan and report showing the levels of illumination across the driving range which have been assessed by the Councils Environmental Health officer who have raised no objections. The proposed lighting will be on a timer switch with the lighting being switched off at 9pm. A condition is recommended to control this.
5. Considering the separation distance which will remain between the lighting and the neighbours, the extent of screening provided by the established trees and the limit on the hours of use, it is considered that the proposal would not have a significant impact on the privacy or amenity of these neighbours.

Character and appearance

6. Objection comments have been received that the proposal will impact on the character of the area and is contrary to the green infrastructure Policy CS20. The driving range building is located towards the centre of the golf course and is a single storey building. The proposed lights would be affixed directly to the front of the building and not on separate flood lighting poles around the range. The additional lighting proposed on the building will illuminate the driving range and in itself is not considered to alter the current green setting of the golf course or have a significant impact on the character and appearance of the area. The lights will not be used extensively during daylight hours and would not affect the character during daylight hours. The operation of the lighting at night will have an impact on the internal areas of the golf course, but the character of the golf course during times of poor / no natural daylight are very different to the character during the day.
7. Policy CS20 relates specifically to linking green space areas and given the nature and location of the lighting towards the centre of the golf course the proposal is considered to not impact on the green infrastructure links and would not be contrary to Policy CS20.

Residual matters

8. Objection comments have been received in terms of the noise pollution in relation to the times the tractor ball collection for the driving range may be used. There is currently no restriction on the time period for the ball collection from the driving range. The proposed hours of operation for the driving range lighting will be limited by condition to 9pm and this would then limit the likelihood of the ball collector being used much beyond this time. Furthermore, this is a single vehicle within an area set away from the nearest residential properties and in view of this, it is considered there would be no undue impacts on residential amenity from the use of ball collection vehicle within this area. Comments have been received regarding the felling of trees within the site along the northern boundary. Whilst noted, these are not protected trees and are within the ownership of the Golf Course and consent of the Local Planning Authority is not required to remove the trees.
9. Comments have been made that the Council's policy is to reduce the light pollution shown by the installation of led street lights. The number of lights and level of lighting proposed on the driving range and the time period when the lighting will be in place is considered will not have a significant impact in terms of light pollution.

10. Objection comments relate to the fact there are no lights at the Sports Village complex. Each application is considered on it's own merits and the specific site circumstances and therefore lighting or lack of, at the Sports village site has no bearing on decision making for this proposal.
11. Comments have been received that the lighting should be relocated to the east, west or the south. These comments are noted however, the location of the lighting is restricted to the direction of the driving range itself.
12. Comments have been received regarding the lack of consultation and late consultation on the application. Four site notices were placed around the application site including within the residential area and this has ran for 21days minimum in line with requirements of legislation.
13. A number of other objections were received although related to non-material planning matters including loss of property value.

Conclusion

In view of the above, the proposal is considered to be an acceptable form of development fully in accordance with National and Local policy and is therefore recommended for approval.

RECOMMENDATIONS AND CONDITIONS

Approve with Conditions

1. The development hereby approved shall be in accordance with the plans and specifications received on the 1st February 2018 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt

2. Notwithstanding the submitted details, the lighting shall not be switched on outside of the hours of 08:00 and 21:00 hours Monday to Sunday, unless otherwise agreed with the Local Planning Authority.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

REASON FOR APPROVAL

This application is satisfactory in that the proposed lighting accords with the principles of the National Planning Policy Framework (NPPF) and local policy requirements (policies CS5 and DC1 of the Council's Local Plan)

In particular the lighting is designed so that its location and appearance will not harm the open character and appearance of the area, and so will not have a detrimental impact on the general amenities of any neighbouring properties.

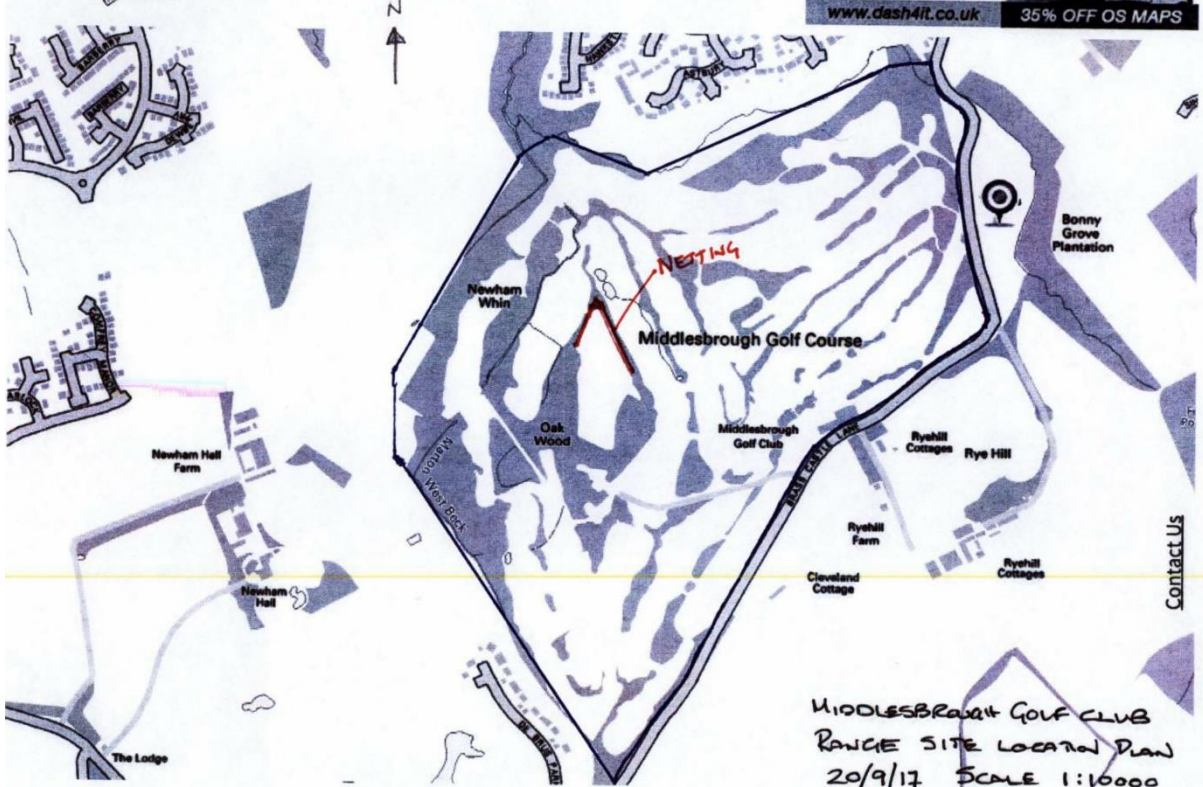
The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

INFORMATIVES

None

Case Officer: Debbie Moody

Committee Date: 6th July 2018



MIDDLESBROUGH GOLF CLUB
RANGE SITE LOCATION PLAN
20/9/17 SCALE 1:10000

RANGE DWG 1

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