
Report to Planning Committee

Date of Meeting: 25th November 2010

**Subject: Application for Planning Permission 10/00269 FULL-
Installation of 12 No. Floodlighting Columns Around
Sports Track at Lornshill Academy, Tullibody Road, Alloa
- Report of Handling**

Applicant: Clackmannanshire Council

Report by: Ian Duguid, Development Quality Team Leader

Electoral Ward: Clackmannanshire South

1.0 Purpose

- 1.1. This is a report of handling on the above application for planning permission. The report considers the relevant planning policies in the Development Plan, the representations received from members of the public and consultation responses.
- 1.2. This assessment has concluded that the proposals comply with the objectives and relevant policies of the Clackmannanshire Local Plan and that there are no other material considerations that would outweigh this position. The application is therefore recommended for approval.
- 1.3. As this planning application has been submitted by Clackmannanshire Council itself, the Council's Appointed Officer is prohibited from making a determination. Accordingly, the application is reported to the Planning Committee for decision.

2.0 Recommendations

- 2.1. It is recommended that this application is APPROVED subject to the following condition:
 1. The floodlighting columns shall be designed, installed and operated in accordance with Guidance Note GN01 produced by the Institute of Lighting Engineers, and in particular in a manner to ensure that no floodlighting bulb or floodlighting bulb reflective surface causes any nuisance to neighbouring residential properties.

2.2 Reasons for Condition

1. In the interest of residential amenity.

2.3 Reasons for Decision

1. The proposed development will extend the use of the school campus as a community facility, in line with such policy objectives set out in the Clackmannanshire Local Plan.
2. There are no further material considerations that would indicate that the development should not be approved.

2.4 Section 75 Obligations.

None.

3.0 **Background to the Proposals**

- 3.1. The site comprises the grounds of Lornshill Academy developed and in use in accordance with a planning permission granted by the Council in July 2006 (Ref No 06/00182/FULL). That permission included the demolition of the former Lornshill Academy, the erection of a replacement school, with associated internal and external recreational facilities. The latter of these facilities includes an all weather sports track and it is that track and associated rugby pitch to which the current application relates.
- 3.2. Permission is sought to install 12 no. floodlighting columns around the athletics track. Each column is approximately 15m high, and supports 2 lamps. The purpose of the application is to enable enhanced use of the outdoor facilities during hours of darkness, that being 1700-2200 Monday-Friday and as necessary up to 1700 on Saturdays and Sundays. The standard of illumination will provide both for informal training and competitive use of the track and pitch.

4.0 **Consultations**

- 4.1 Roads and Transportation have no objections to the proposal, subject to the lighting being installed in a manner that causes no glare or nuisance to road users.
- 4.2 Alloa Central Community Council had some initial questions regarding the development, but on receipt of additional information have confirmed they have no objections to the proposal.
- 4.3 Environmental Health has advised that a scheme is required to protect existing residential accommodation from excessive additional illumination and/or glare. This facility should therefore be installed in accordance with guidance produced by the Institute of Lighting Engineers. *Comment: The recommendation to approve this application subject to a condition reflects the advice from Environmental Health.*

5.0 Representations

5.1 Four neighbouring households were notified of this application. It was also advertised in the local paper as a Class of Development Which Requires To Be Advertised. No objections have been received from any of the neighbours nor from any other party. Expressions of support for the development have been received from the following parties:

- David MacCorquodale, 33 Cherryton Drive, Clackmannan
- Will Hensman, 3 Coats Crescent, Alloa
- Mark Inman, 3 Symon Field, Dunblane
- Jennifer Trevis, 5 Marquis Drive, Clackmannan
- George McHardy, 6 Coalpots Way, Fishcross
- Dawn Burns, 5 Lower Mains, Dollar

In summary, these representations express support for the proposals to improve the facilities at Lornshill Academy. The floodlighting will encourage individuals and potentially other clubs to make use of the running track and ensure that use of the facilities is not restricted to normal daylight hours. There is a shortage of places for athletes to train in the evening and the development will provide a safe and secure environment to overcome this restriction.

6.0 Planning Considerations

6.1 This application requires to be determined in accordance with the terms of the Development Plan, unless material considerations indicate otherwise.

6.2 Although the subjects at Lornshill Academy are located outwith the Alloa Settlement Boundary as identified in the Clackmannanshire Local Plan, they are specifically identified on the Countryside Map as a proposal site for the development of enhanced community leisure facilities co-joined with the school. The proposals to floodlight the all weather sports track and grass rugby pitch within that track accord with this Local Plan allocation.

6.3 Policy INF11 of the Local Plan is titled "Protecting and Enhancing Schools as a Community Focus", and the text indicates that the Council will favour and support the shared use of such facilities for multi purpose community use. To provide maximum benefit, facilities for social and community needs should be easily accessible and linked to existing safe access routes. The current application is wholly aligned with this policy position.

6.4 Policy EN18 of the Local Plan relating to developing the countryside indicates that development outwith settlement boundaries will not normally be acceptable. However, the grounds of Lornshill Academy are specifically allocated as a community and recreation proposal site on the countryside

map, and the proposal is consistent with this allocation. For those reasons, we conclude that the development accords with the relevant policies and overarching objectives of the Development Plan.

- 6.5 The other material considerations to be taken into account are any site specific matters associated with infrastructure and design, representations from interested parties and the site history.
- 6.6 The sports pitch at Lornshill Academy is well below and in front of the school itself. Other neighbouring pitches already have floodlighting columns approved as part of the original planning permission for the school, albeit typically 12m high, and the area is otherwise characterised by lighting columns for the footpath, car park and bus park plus means of enclosure for the various pitches. Notwithstanding the height of the floodlighting columns, the installation will accord with the characteristics of school grounds.
- 6.7 The representations on this application represent a clear expression of community support for this development. It is noted that no representations have been received from any of the neighbouring householders. While there are floodlight columns positioned relatively close to two neighbouring houses, and also the adjacent Alloa - Tullibody Road, the lights are pointing in the opposite direction, and it is reasonable to conclude that the installation can comply with the guidance recommended by Environmental Health. This evidence, together with the recommended condition, persuade this Service that the development can proceed without any adverse affect on residential amenity or road safety.
- 6.8 The proposals are compatible with the strategy for education and community use at Lornshill Academy. The floodlights will maximise use of a high quality sports facility and will therefore consolidate the role of the school both during and outwith school opening hours. Subject to the condition recommended in Section2 of the report, we are satisfied that the development can proceed without any adverse impact on road safety or residential amenity.

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities 2008 - 2011** (Please double click on the check box)

- | | |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive | <input checked="" type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/> |
| Our communities are safer | <input checked="" type="checkbox"/> |
| Vulnerable people and families are supported | <input type="checkbox"/> |
| Substance misuse and its effects are reduced | <input type="checkbox"/> |
| Health is improving and health inequalities are reducing | <input checked="" type="checkbox"/> |
| The environment is protected and enhanced for all | <input checked="" type="checkbox"/> |

The Council is effective, efficient and recognised for excellence

(2) Council Policies (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

None.

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

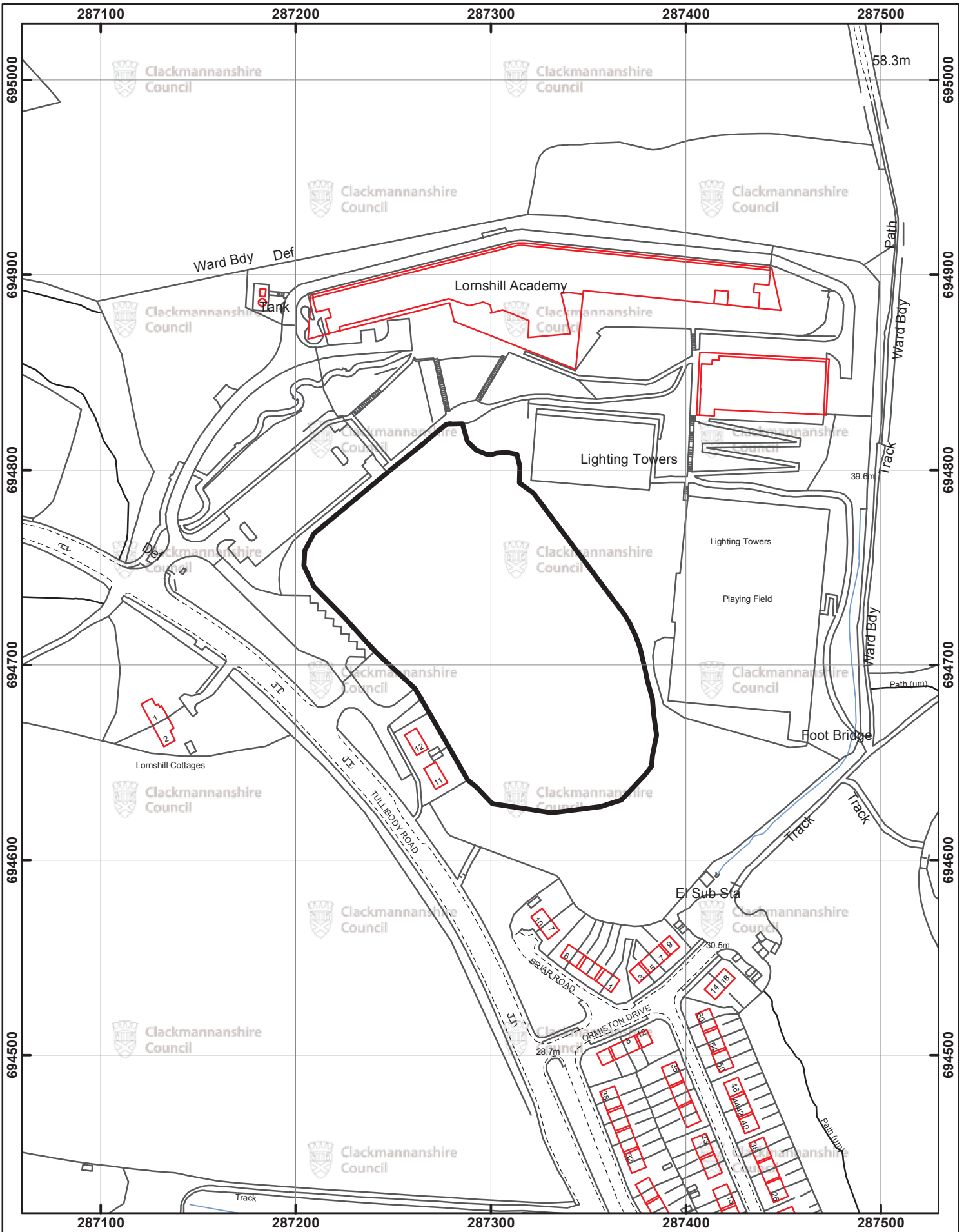
Yes (please list the documents below) No


Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
John Gillespie	Head of Community & Regulatory Services	Signed: J Gillespie





Date:
11-Nov-2010

10/00269/FULL - Lornshill Academy, Tullibody Road, Alloa
Installation of 12 No Floodlighting Columns Around Sports Track

Ward: Clackmannanshire South

0 20 40 60 80 100
Meters

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