

**PLANNING
COMMITTEE**

14th January 2015

Planning Application 2014/275/FUL

Construction of 2 additional tennis courts, associated floodlighting and a 2.75m surrounding fence.

Mettis Sports And Social Club, Cherry Tree Walk, Batchley, Redditch, B97 6PB

Applicant: Mr Darren Cutler (Mettis Sports and Social Club)
Expiry Date: 8th January 2015
Ward: BATCHLEY AND BROCKHILL

(see additional papers for Site Plan)

The author of this report is Ruth Bamford, Planning Officer (DM), who can be contacted on Tel: 01527 64252 ext. 3219 Email: ruth.bamford@redditchbc.gov.uk for more information.

Site Description

The site is within the Mettis Aerospace Sports and Social Club off Cherry Tree Walk. The site contains tennis courts set within a grassed area used for sports and recreation with a clubhouse to the north.

The area surrounding the site is predominantly residential with the rear gardens of the surrounding properties backing onto the site.

Proposal Description

Full planning permission is sought for the construction of two additional tennis courts adjacent to the existing tennis courts, with associated flood lighting and a 2.75m surrounding fence, at the Sports and Social Club. The flood lights will be on 6 poles each 8m in height, around the perimeter of the tennis court.

Relevant Policies :

Borough of Redditch Local Plan No.3:

R01 Primarily Open Space
R05 Playing Pitch Provision
S01 Designing Out Crime
BBE13 Qualities of Good Design

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

REDDITCH BOROUGH COUNCIL

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Relevant Planning History

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|--------------|---|-----------|------------|
| 2005/537/FUL | Construction Of 2 Additional Tennis Courts; Floodlighting To All And Replacement Pavilion | Approved | 19.01.2006 |
| 2002/431/FUL | Extension To Existing Shed. | Approved | 18.10.2002 |
| 1999/030/FUL | Construction Of Third Court, Floodlighting To All Courts, Replacement Pavilion | Approved | 21.10.1999 |
| 1996/385/FUL | Resubmission Of Pa Ref 94/367 - Floodlighting Of Tennis Courts | Approved | 06.11.1996 |
| 1994/385/FUL | Floodlighting Of Tennis Courts | Withdrawn | 02.10.1995 |
| 1987/266/FUL | Extensions And Alterations to entrance | Approved | 25.06.1987 |

Consultations

Worcestershire Regulatory Services -

No objection

North Worcestershire Water Management

No Comments Received To Date

Highway Network Control

No Comments Received To Date

Public Consultation Response

Three representations have been received in objection for the following reasons:

- Light pollution
- Unacceptable noise levels
- Harm to wildlife
- Implications for privacy

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Assessment of Proposal

The proposal sits within primarily open space as described by Policy R.1 and depicted on the Local Plan Proposals Map. The provision of extra tennis courts in this location is in accordance with the Local Plan. Policy R.5 is about achieving and maintaining a level of playing pitch provision. Tennis Courts come under the definition of playing pitches. The extension of the courts aids with achieving standards of playing pitch provision across the borough.

In terms of Policy S.1, the additional tennis courts will be clearly identified as being within private ownership thus according with the policy by ensuring strong demarcation between public and private space. There are opportunities to incorporate passive surveillance of the courts

Criteria iii of Policy B(BE).13 states that development should not have an unacceptable detrimental impact on the amenity of adjoining occupiers through reasons of noise, privacy and loss of light; and should not result in an overbearing impact. It is considered that if the lighting related to the extended tennis courts is switched off at 10 00pm and cannot be switched on again until 8 00am that there would not be unacceptable detriment to residential amenity.

The existing tennis courts have a condition regarding lighting and it appears from representations received that there is non-compliance. The lights are supposed to go out at 10 00pm and not be on again until 8 00am. As an aside from this proposal, Enforcement Officers have been asked to investigate this matter.

Environmental Health Officers have no concerns about the light spillage plan. Light does not fall in garden or window areas of nearby properties. Furthermore light spillage could be managed by controlling when the lights are permitted.

In terms of noise it is considered reasonable to assume that there will be noise from open space areas. The issue is whether the extension of the existing tennis courts to a further tennis playing area is going to result in levels of noise and nuisance that are unacceptable in terms of residential amenity. Environmental health colleagues have not raised any concerns with regard to noise and nuisance. Planning Officers consider that the courts can be extended despite the proximity to the dwellings because games can only be played in day light hours and artificial lighting could be controlled by condition. This means that any noise from the facility will generally not occur after 10 00pm or before 8 00am.

Officers do not consider that there is a privacy issue because tennis will only be played at certain times of the day and because neighbours either side generally have rear fences. The location of the proposed tennis courts is considered appropriate on this area of land designated as primarily open space in the adopted local plan.

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With regard to the observation that the hedges at the base of these gardens are a haven for wildlife, particularly owls, and further noise and lighting will disturb them, your officers point out that there is no evidence that wildlife in domestic gardens and tennis playing are incompatible.

Conclusion

Given the above the proposal is considered to be policy compliant and to cause no harm to amenity. The proposal is therefore considered acceptable.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

- 1) The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation

- 2) The floodlights shall not be used between the hours of 10pm and 8am.

Reason: To safeguard the amenities of the area in accordance with Policy B(BE)13 of the Borough of Redditch Local Plan 3.

- 3) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Location Plan at scale 1:1250

Site Plan

Lux report and Technical Specification - dated 12.11.14

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.