

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/1893

Ward: Alexandra

Date received: 19/09/2008

Last amended date: N / A

Drawing number of plans: 2003-060-001, 002, 003, 004, 006, 007, 008, 009, 010 & 011.

Address: Albert Road Recreation Ground, Albert Road N22

Proposal: Redevelopment of site comprising of the re-orientation, extension of six existing tennis courts, two existing basket ball courts to form six full size tennis courts, four mini tennis courts and two basketball courts and the installation of 52 floodlights on 31 columns.

Existing Use: D2 Leisure

Proposed Use: D2 Leisure

Applicant: Mr Robby Sukhdeo Pavilon Sports & Tennis

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road
Contaminated Land

Officer contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is situated at Albert Road Recreation Ground, which is bounded by Durnsford Road and Bidwell Gardens. The application site does not lie within any Conservation Area. The site presently has two large tennis courts, a playground, recreation ground and bowling green.

PLANNING HISTORY

No relevant history

DETAILS OF PROPOSAL

The proposal is for the re-orientation and the extension of the six existing tennis courts and two existing basketball courts to provide six new full size tennis courts, four mini courts and two basketball courts. Each of these proposed courts will be lit by flood lighting.

CONSULTATION

Ward Councillors
28-80 (e) Bidwell Gardens
6-26 (e) Bidwell Gardens
121-147 (o) Durnsford Road
2-8 (e) Winton Avenue

RESPONSES

There have been 3 letters of objection from local residents on the following grounds:

- Disturbance by way of noise pollution and light pollution
- Extra traffic/parking pressures
- Detrimental to the character and appearance of the area
- Other evening activities being proposed in close proximity to the site
- Flood lighting and late night use of area would affect the residents amenities

There have been 106 letters of support from local residents and Friends of Albert Road Recreation Ground and Play Area for the following reasons:

- Proposal demonstrates children of all ages will benefit
- Will provide a safe and friendly environment for children
- Existing tennis courts need refurbishment
- Floodlighting will improve security
- Encourage more people to take up sport
- The floodlighting will mean sports can be played during the winter and evenings
- Will improve facilities in park and local area

The application is also supported by Councillor Brian Haley, by the Haringey Sports Development Trust and by the Assistant Director of Recreational Services.

RELEVANT PLANNING POLICY

UD3 General Principles
ENV6 Noise Pollution
CLT1 Provision of New Facilities
CW1 New Community/Health Facilities
SPG8e Light Pollution

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for the re-orientation of the existing tennis courts and the provision of 6 new full size tennis courts, four mini courts and two basketball courts all will be lit by floodlighting that will be switched on from 4pm until 9pm or switched off when not in use. The proposed courts will be bounded by 3 metre high green weld mesh.

Although there have been 3 letters of objection regarding noise disturbances, increased traffic and light pollution from the floodlighting, it is considered that the proposal provides facilities that will engage the local community. The proposed playing courts will be located in the same spot and in terms of floor area barely differs to the existing. The floodlighting will be 8 metre high poles; however they have been designed to reduce their impact on the surrounding residents. In addition the lights will be switched off after 9pm at night or when not in use. Due to the way in which the floodlighting illuminates the playing courts, it means that if some courts are not in use then the particular floodlight that lights that area can be switched off. So it does not necessarily mean that all the lights will be switched on all the time.

There has been over 100 letters of support from people who feel that this proposal will encourage more people into sports for adults and children. In addition that it will improve the existing facilities and provide a level of safety for park users during the evenings.

The number of proposed floodlights and columns and the proposal for illumination to 10pm would have a visual impact both when viewed from across the Recreation Ground, and when viewed from the front windows of houses in Bidwell Gardens.

The nearest floodlights would be about 25 metres from the nearest houses in Bidwell Gardens. The tennis court site is some 3 metres below the level of the front gardens of Bidwell Gardens houses and there is a line of trees on the South side of Bidwell Gardens, just inside the Recreation Ground boundary railings. These would give some screening in the summer, much less during the winter after leaves have fallen. There are also some wide gaps between the trees.

Whilst the choice of light fitting and degree of shielding, will prevent significant light-spill into Bidwell Gardens, there is bound to be an additional "glow" from the new light sources both at the level of the floodlights, and at ground level. In order to mitigate this, it is suggested that additional planting be provided on

the bank immediately to the North of the tennis courts and that the hours of operation be up to 9pm rather than 10pm. This would also assist with the problem of noise nuisance from late evening use of the tennis courts by numbers of players.

SUMMARY AND CONCLUSION

To conclude, the proposal for the provision of new playing courts with 3 metre high mesh fencing and floodlighting is acceptable. The proposal should be approved on the grounds that the new tennis and basketball courts are of similar size and in the same location as the existing. The associated floodlighting will be switched off at an appropriate time of night and not necessarily all of the time, therefore giving local residents respite. The proposed courts and illumination are a useful facility that will support the function of the existing recreation grounds therefore compliant with Policies UD3 General Principles, CLT1 Provision of New Facilities and CW1 New Community/Health Facilities of the Haringey Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1893

Applicant's drawing No.(s) 2003-060-001, 002, 003, 004, 006, 007, 008, 009, 010 & 011.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The floodlighting hereby given approval shall be switched off no later than 9pm on any day.

Reason: In order to protect the privacy and amenities of the local residents.

4. Details of a landscaping scheme on the embankment on the North side of the tennis courts shall be submitted to and approved by the Local Planning Authority, and planted before the commencement of use of the floodlit courts hereby approved.

Reason: In order to protect the privacy and amenities of the local residents.

REASONS FOR APPROVAL

The proposal should be approved on the grounds that the new tennis and basketball courts are of similar size and in the same location as the existing. The associated floodlighting will be switched off at an appropriate time of night and not necessarily all of the time, therefore giving local residents respite. The proposed courts and illumination are a useful facility that will support the function of the existing recreation grounds therefore compliant with Policies UD3 'General Principles', CLT1 'Provision of New Facilities' and CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan.