



## Update Report to South Area Planning Committee

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<b>Application Number:</b>	PL/21/2556/FA
<b>Proposal:</b>	Installation of new lighting on existing columns and increased hours of usage of floodlights.
<b>Site location:</b>	Burnham Football Club Wymers Wood Road Burnham Buckinghamshire SL1 8JG
<b>Applicant:</b>	Mr Peter Coe
<b>Case Officer:</b>	Richard Regan
<b>Ward affected:</b>	Farnham Common & Burnham Beeches
<b>Parish-Town Council:</b>	Burnham Parish Council
<b>Valid date:</b>	12 July 2021
<b>Determination date:</b>	25 November 2021
<b>Recommendation:</b>	Conditional permission

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes the installation of new lighting on the existing columns and an increased hours of usage of the floodlights.
- 1.2 The application has been referred for determination by the South Area Planning Committee following it being called in by Cllr Anthony and Burnham Parish Council.
- 1.3 The application was considered at the South Buckinghamshire Area Planning Committee on 21<sup>st</sup> December 2021, and the decision was deferred to enable further noise assessments to be undertaken with regard to the proposed noise impacts associated with the proposed increase in usage of the floodlights, as well as obtain clarity over the nature of the activities that would be taking place in connection with the use of the floodlights.
- 1.4 The previous Planning Committee report is attached at **Appendix B** and the recommendation for this application remains Condition Permission.

### 2.0 Update since previous Planning Committee on 21<sup>st</sup> December 2021

- 2.1 As noted above, this application was deferred to enable further information to be provided on the nature of the activities that would take place on the sports pitch, as well as a further noise impact assessment to be undertaken.

- 2.2 At the previous Committee Meeting, concerns were raised by Members that the noise impact assessment submitted as part of the application was not adequate enough as it had incorporated undertaking recordings at only 2 locations within the site. Members felt that the noise assessment should incorporate a much wider coverage of the site, as there are residential properties to three sides of the site, and that noise measurements should be taken from all sides of the site, including from behind the goals.
- 2.3 In addition to this, Members also raised concern that it was not clear who would be using the sports pitch, when they would be using them, and for what purpose.
- 2.4 Following the previous Committee Meeting, the applicant was requested to provide the relevant additional information relating to the concerns raised by Members.
- 2.5 With regard to the details relating to nature of the activities that would be taking place, the applicant has confirmed that there is only 1 pitch at the site and the following is a list of scheduled evening activities (when floodlights are required):
- Monday – junior training
  - Tuesday – junior and senior training or senior competitive football match (with spectators)
  - Wednesday – junior training
  - Thursday – junior and senior training or junior(U18) or senior competitive football match (with spectators)
  - Friday – junior training
  - Saturday – senior competitive football match (only 1 hour of lighting use)
  - Sunday – nothing requiring lights.
- 2.6 The applicant advises that competitive football matches (junior or senior) will normally have spectators. They will usually be league games, but there will be cup games as well. These matches take place in line with the existing flooding lighting restrictions. Training will not have spectators other than parents who stay to watch over their children as they exercise. It is these additional training activities that are being proposed to undertaken within the proposed additional floodlighting usage being sought.
- 2.7 With regard to the request to undertake a further noise impact assessment, the applicant advised that the undertaking of further noise measurements would not be beneficial as the original noise report was considered to be appropriate and sufficient. They advise that the original noise report was carried out in accordance with British Standards, and adopted the approach and methodology advocated within best practice guidance published by Sport England. In addition to this, the results of the noise impact assessment did not exceed the thresholds for noise levels as set out by the World Health Organisation guidance for community noise.
- 2.8 The Councils Environmental Health Officer has reviewed the additional information, including these reasons for why it is considered that a further noise impact assessment is not required, and he has advised that the reasons given are valid and good reasons, and considers that it is not necessary for a further noise impact assessment to be carried out. However, notwithstanding this, the Environmental

Health Officer did request the applicant to submit a 'noise contour', based on the data already obtained.

- 2.9 The applicant agreed to undertake this exercise and have subsequently submitted a Technical Note which produces a noise contour and tabulation of the potential noise levels which the training sessions are likely to produce, which then establishes their impact at each property. The table of results is set out in the consultation response from the Environmental Health Officer, which is attached to appendix C of this report. It should be noted that it is generally only when noise levels rise above 50dB LAeq, that they are considered to potentially adversely impact upon the amenities of external spaces.
- 2.10 It can be seen that in all cases noise levels resulting from the undertaking of the proposed additional training sessions, in external amenity areas adjacent or near to the application site, are shown to be less than the 50dB LAeq, 1 hour assessment criteria.
- 2.11 The Environmental Health Officer considers that the level and detail of the additional information that has been submitted by the applicant is appropriate and adequate to demonstrate the potential noise impacts of the proposed development.
- 2.12 Further to this, the Environmental Health Officer considers that based on the evidence submitted, and when undertaken in combination with good management and maintenance, the proposed increase in the use of the floodlights in line with what is being proposed, would not unacceptably impact upon the amenities of any neighbouring property.
- 2.13 Overall, therefore, in light of the comments of the Councils Environmental Health Officer, it is considered that the increased usage of the lighting would not unacceptably impact upon the residential amenities of the surrounding properties in terms of noise and disturbance, if allowed in accordance with the conditions set out below.
- 2.14 It is important to note that since the previous planning committee meeting, the proposed conditions have been reviewed and revised to reflect the concerns of Members that the conditions should provide sufficient control over the proposed development. Specifically, condition 2 has been altered to ensure that the floodlighting is only used in association with football matches and training. Condition 3 has been altered to make specific reference to football matches, whilst condition 6 has been altered to include wording that sets out that the new lighting system shall not result in illuminance spillage that would impact on the surrounding properties.

### **3.0 Recommendation:** Conditional Permission

Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)  
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. The floodlights hereby approved shall only be used in connection with the undertaking of football training and football matches. The use of the floodlights hereby permitted shall be restricted to between 09.00 and 21:45 hours Monday to Fridays. On Saturdays the use of the floodlights shall be restricted to one hour only between 09.00 to 21:45. The floodlights shall not be used outside of these hours.  
Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
  
3. During the months of October to March (inclusive), the sports pitch shall only be used for football matches, which permits spectators, on three evenings in any week running from Monday to Saturday. And at no time, football matches, which permit spectators shall occur on Sundays evenings.  
Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
  
4. A log, to include dates and times, shall be kept of all matches at the site. This shall be made available to the LPA upon their request.  
Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
  
5. During the months of October to March (inclusive), with the exception of when a match with spectators is taking place, the noise levels from activities taking place while the approved lighting is in operation, shall not exceed 50 dB LAeq(1hour) when measured at the nearest noise sensitive locations as identified in the Noise Assessment: Burnham Football Club” J10-12899A/1/F1 dated 6th November 2021, and the Technical Note dated 12/02/2022.  
Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
  
6. The floodlights hereby approved shall be erected and maintained in accordance with the details as set out in the ‘Lighting Impact Assessment’ dated 4<sup>th</sup> November 2021. While the new lighting system is in operation there shall be no illuminance spillage to cause observable effect level at the nearest light sensitive properties. (e.g. affect gardens, close curtains in rooms, etc.)  
Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
  
7. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

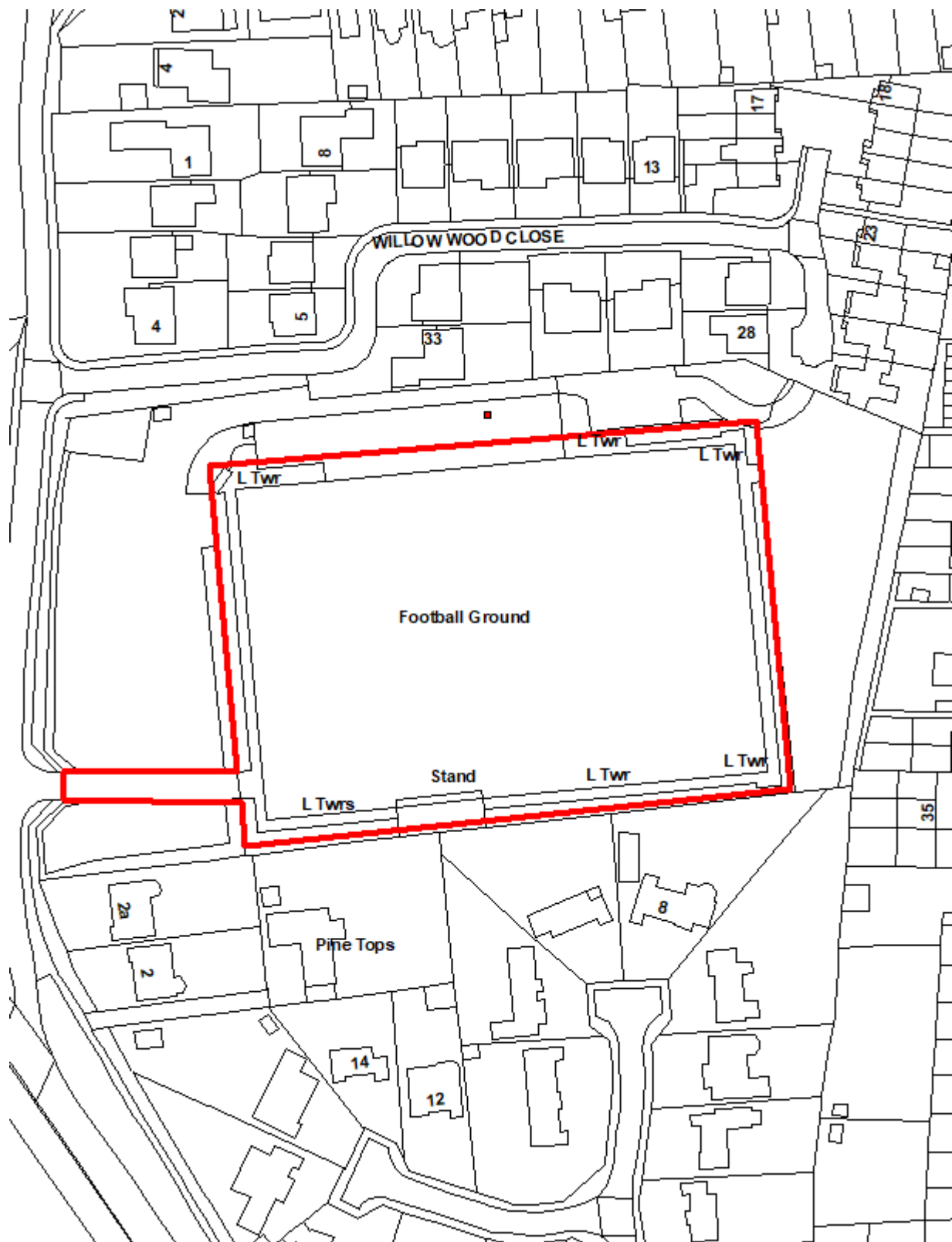
**List of approved plans:**

<u>Received</u>	<u>Plan Reference</u>
12 Jul 2021	Location Plan
25 Jun 2021	40687 Rev C

8 Nov 2021 Lighting Impact Assessment

8 Nov 2021 Noise Assessment – Burnham Football Club

## APPENDIX A: Site Location Plan



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## Report to South Area Planning Committee

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<b>Case Officer:</b>	Richard Regan
<b>Ward affected:</b>	Farnham Common & Burnham Beeches
<b>Parish-Town Council:</b>	Burnham Parish Council
<b>Valid date:</b>	12 July 2021
<b>Determination date:</b>	23 December 2021
<b>Recommendation:</b>	Conditional permission

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes the installation of new lighting on the existing columns and an increased hours of usage of the floodlights.
- 1.2 The proposed new lighting would consist of replacing the existing floodlights with new LED floodlights. The proposal only involves the replacing of the actual floodlight, and not the entire column structure upon which they would be attached. The new lighting would be attached to the existing columns.
- 1.3 The proposed new lighting would result in a 50% reduction in illuminance when compared to that exhibited by the existing lighting. As such, the proposed new lighting, would have less of an impact in terms of light spillage than that of the existing lighting.
- 1.4 In light of this reduction in luminance and in light of the comments of the Councils Environmental Health Officer, who raise no objections to this element of the proposal, it is considered that the proposed new lighting would not adversely impact upon the amenities of the surrounding neighbouring properties in terms of light pollution.
- 1.5 With regard to the proposed increased hours of usage of the floodlights, the Councils Environmental Health Officer considers that based in the evidence, some increase in

the usage of the floodlights would be acceptable and could be undertaken without resulting in unacceptable impacts on the amenities of neighbouring properties.

- 1.6 In light of the advice from the Councils Environmental Health Officer, it is considered that an increase in usage of the floodlights is acceptable on the basis that this increased usage is restricted to weekday evenings and to be no later than 9:45pm. There would also be a restriction that evening matches involving spectators would be restricted to a maximum of 3 in any given week.
- 1.7 The application has been referred for determination by the South Area Planning Committee following it being called in by Cllr Anthony and Burnham Parish Council.
- 1.8 Recommendation – Conditional Permission.

## **2.0 Description of Proposed Development**

- 2.1 The application proposes the installation of new floodlights on the existing columns and an increased hours of usage of the floodlights.
- 2.2 It is proposed to increase the usage of the floodlights for 3 additional weekday evenings, as well as on Sundays. The existing usage of the floodlights on the 2 other weekday evenings and on a Saturday would remain unchanged.
- 2.3 The application is accompanied by:
  - a) Lighting Impact Assessment
  - b) Noise Assessment
  - c) Supporting Statement

## **3.0 Relevant Planning History**

Relevant planning history for the site:

- 3.1 03/00934/FUL – Conditional Permission – 13 November 2003 - Demolition of existing clubhouse. Erection of new clubhouse with function room, hospitality suites, club room, changing facilities and new stand. Formation of new car park and vehicular access.
- 3.2 03/01088/FUL – Conditional Permission – 12 November 2003 - Retrospective application for the erection of eight floodlight pylons.
- 3.3 04/00313/VC – Conditional Permission – 8 December 2004 - Variation of conditions Nos. 9 and 15 of planning permission 03/00934/FUL.
- 3.4 13/01379/FUL – Conditional Permission - 14 November 2013 - All weather training pitch to replace grass training pitch including 3m high perimeter fencing. Erection of modular building for changing facilities.
- 3.5 13/01969/FUL – Conditional Permission - 15 January 2014 - Retrospective application for change of use of section of car park into hand car wash.
- 3.6 14/01840/FUL – Conditional Permission - 20 November 2014 - Conversion of grass training area to 3G synthetic turf training area together with 3m high perimeter fencing.



- 3.7 PL/19/1655/FA – Conditional Permission - 7 October 2019 - Replacement of existing grass pitch with 3G Artificial Turf Sports Pitch, and formation of 3G Multi Use Games Area with associated fencing.
- 3.8 PL/21/3844/FA – Pending Consideration - Erection of ball catch netting
- 3.9 PL/21/4470/FA – Pending Consideration - Retrospective application for change of use of section of car park into hand car wash with office/storage hut.

#### **4.0 Summary of Representations**

- 4.1 Objections have been received from 67 sources. Burnham Parish Council raised an objection on the grounds of adverse impacts on the residential amenity of the locality. 10 letters of support were received. A summary of consultation responses and representations made on the application can be viewed in Appendix A.

#### **5.0 Policy Considerations and Evaluation**

- National Planning Policy Framework (NPPF), February 2019.
- Planning Practice Guidance
- National Design Guidance, October 2019
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011;
- South Bucks District Local Plan Appendix 5 (Conservation Areas)
- South Bucks District Local Plan Appendix 6 (Parking standards)
- Draft Chiltern and South Bucks Local Plan 2036.
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Townscape Character Study 2017
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Burnham Beeches Special Area of Conservation (SAC) Mitigation Strategy, March 2020

#### **Principle and Location of Development**

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

- 5.1 The site is located within the developed area of Burnham, where alterations and improvements to existing buildings and services can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.
- 5.2 Planning permission was granted for the erection of floodlighting under reference 03/01088/FUL. Attached to this permission was a condition which restricted the amount of time that the floodlights could be used. The conditions read as follows:

The floodlights hereby permitted shall not be used in any one week for more than a two and a half hour period on two evenings between Monday and Friday, and for one hour on Saturday, and shall cease operation by 9.45pm.

Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

5.3 The use of the existing floodlights is therefore restricted to the above hours of use.

#### **Transport matters and parking**

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation)

TR7 (Traffic generation)

5.4 It is acknowledged that concerns have been raised by local residents over the impact that the proposal will have on the existing highway network in terms of volume of vehicular movements and an increase in on-street parking.

5.5 The Councils Highway Officer has reviewed the proposals, as well as taking into account the level of activity that can currently take place at the site. Whilst the proposals would enable activities to be carried out for a longer period during the winter months, it is noted that similar levels of activity can take place on the site during the summer months due to longer periods of daylight as there are no restrictions on the site for when the pitches can be used without the use of floodlights. As such, the level of vehicular activity and parking associated with the extended usage of the floodlights would be no greater than that which could occur during the summer months of the year.

5.6 The level of parking provision required to serve the site does not increase as a result of the increased use of the floodlights, as the facility itself is not being enlarged.

5.7 In these circumstances, the Councils Highways Officer does not consider that the proposals would result in a situation that the Highway Authority could reasonably recommend for refusal. They consider that the level of vehicular traffic associated with the proposal could be adequately accommodated on the existing highway network and that the existing level of parking provision is satisfactory. As such, they do not raise any objections to the proposal and consider that it would not lead any unacceptable highway implications, including danger to users of the highway.

5.8 In light of the comments of the Councils technical expert on matters of highway safety, notwithstanding the concerns raised by local residents, it is considered that the proposal would not lead to unacceptable impacts on the highway as a result of an increase in traffic or on-street parking.

#### **Raising the quality of place making and design**

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

5.9 The only physical works involved in the proposal is the replacement of the existing floodlights with new LED floodlights. The columns on which the floodlights would be

attached remain as existing. It is considered therefore that these works would not materially alter the appearance of the floodlights, and therefore would have no material impact on the visual appearance of the site or locality in general.

- 5.10 Whilst the proposal would increase the amount of time that the floodlights could be used, it would be in association with the existing use of the site and the undertaking of sporting activities. The increase in usage would not materially alter the intensity at which the site would be used overall, and therefore it is considered that the increased usage of the lighting would not result in a change in the character or appearance of the site overall.

#### **Amenity of existing and future residents**

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

R8 (Floodlighting)

- 5.11 Given the nature of the proposal, it is considered that there would be two main potential impacts on the amenities of neighbouring properties, those being noise pollution and light pollution. It is acknowledged that these were two of the main concerns raised by local residents who have objected to the application.
- 5.12 With regard to the matter of light pollution, the Councils Environmental Health officer raises no objections. The application has been accompanied by technical details of the proposed new lighting and it sets out that there would be a 50% reduction in illuminance when compared to that exhibited by the existing lighting. As such, the proposed new lighting, whilst it would be on for a longer period of time, would in fact have less of an impact in terms of light spillage than that of the existing lighting.
- 5.13 In light of this reduction in luminance and in light of the comments of the Councils Environmental Health Officer, who raises no objections to this element of the proposal, it is considered that the proposed new lighting would not adversely impact upon the amenities of the surrounding neighbouring properties in terms of light pollution.
- 5.14 With regard to the matter of noise pollution, following the initial comments of the Councils Environmental Health Officer, the applicant has undertaken and submitted a noise assessment. In addition to this, the Environmental Health Officer has visited the site during normal office hours and then also during the evening when junior and children training events were in progress.
- 5.15 For clarity, at present, the existing floodlights are allowed to be used for the following periods of time:  
**Monday to Friday** – No more than a two and a half hour period on two evenings and lights to be switched off by 21:45hrs;  
**Saturday** – a total of 1 hour, and lights to be switched off by 21:45hrs.
- 5.16 Upon assessment of the submitted details, and following discussions with Officers regarding how usage and activities can be appropriately enforced, the Councils Environmental Health Officer considers that some extended use of the floodlights would be acceptable and would not lead to unacceptable noise impacts on the neighbouring properties. Taking into account the information set out in the submitted

noise report, together with the existing site circumstances, including the sites relationship and proximity with residential properties, the Environmental Health Officer considers that the extension of the usage of the floodlights during the week would not lead to unacceptable noise impacts, provided that undertaking of matches that can be attended by spectators, is restricted to the current level of taking place on only 3 evenings of the week. It is considered that this is important as it is on such occasions when the highest level of noise is created due to the presence of spectators and other noises associated with a competitive match. This would ensure that the undertaking of such matches under the floodlighting would not increase over that which can currently take place.

5.17 Whilst the Environmental Health Officer considers that the additional lighting usage during the weekday evenings to be acceptable, he does object to there being any usage of the floodlights on a Sunday, concluding that the inclusion of additional lighting on this day would push the proposal and the impacts of noise disturbance beyond that which could be reasonably expected by surrounding properties, and would be of detriment to their residential amenities.

5.18 For clarity therefore, the total permitted time for when the floodlights could be used, when taking into consideration current restrictions, would be as follows:

**Monday to Friday** – Lights to be switched off at 21:45hrs .

**Saturday** – a total of 1 hour, and lights to be switched off by 21:45hrs.

**Sunday** – No permitted use of the floodlights.

**During the months of October to March (inclusive), the sports pitch shall only be used for matches, which permits spectators, on three evenings in any week running from Monday to Saturday. And at no time matches shall occur on Sundays evenings.**

5.19 Overall, therefore, in light of the comments of the Councils Environmental Health Officer, it is considered that the increased usage of the lighting would not unacceptably impact upon the residential amenities of the surrounding properties in terms of noise and disturbance, if allowed in accordance with the above restrictions.

### **Landscape/Ecology Issues**

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management).

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

5.20 The proposal does not involve an increase in built form. It does involve the replacement of the existing floodlight with new improved LED floodlights which will reduce the light spillage when compared to the existing floodlights. Therefore, whilst there would be an increase in the amount of time that the floodlights would be on, when balanced against the fact that they would have less of an interference with the surrounding environment due to the reduce light spillage, it is considered that the proposal would not adversely impact upon existing wildlife and their habitats.

5.21 Given the above, and the fact that the new floodlights would be attached to the existing columns present at the site, it is considered that the proposal would not have an impact on the landscaping of the site or that which surrounds it.

### **Infrastructure and Developer Contributions**

Core Strategy Policies:

CP6 (Local infrastructure needs)

5.22 The development is not a type of development where CIL would be chargeable.

## **6.0 Weighing and balancing of issues / Overall Assessment**

6.1 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a. Provision of the development plan insofar as they are material,
- b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
- c. Any other material considerations

6.2 As set out above it is considered that the proposed development would accord with the relevant development plan policies.

6.3 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

## **7.0 Working with the applicant / agent**

7.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

7.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

7.3 In this instance, further information was submitted by the applicant to address concerns relating to the potential light and noise impacts of the proposal.

### **Recommendation: Conditional Permission**

Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)  
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. The use of the floodlights hereby permitted shall be restricted to between 07.00 and 21:45 hours Monday to Fridays. On Saturdays the use of the floodlights shall be restricted to one hour only between 07.00 to 21:45. The floodlights shall not be used outside of these hours. Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. During the months of October to March (inclusive), the sports pitch shall only be used for matches, which permits spectators, on three evenings in any week running from Monday to Saturday. And at no time matches shall occur on Sundays evenings. Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. A log, to include dates and times, shall be kept of all matches at the site. This shall be made available to the Local Planning Authority upon their request. Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
5. During the months of October to March (inclusive), with the exception of when a match with spectators is taking place, the noise levels from activities taking place while the approved lighting is in operation, shall not exceed 50 dB LAeq(1hour) when measured at the same locations as identified in the Noise Assessment: Burnham Football Club” J10-12899A/1/F1 dated 6th November 2021. Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
6. The floodlights hereby approved shall be erected and maintained in accordance with the details as set out in the ‘Lighting Impact Assessment’ dated 4<sup>th</sup> November 2021. Reason: To protect the amenities of the residents of the existing surrounding residential properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
7. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

**List of approved plans:**

<u>Received</u>	<u>Plan Reference</u>
12 Jul 2021	Location Plan
25 Jun 2021	40687 Rev C
8 Nov 2021	Lighting Impact Assessment
8 Nov 2021	Noise Assessment – Burnham Football Club

## **APPENDIX A: Consultation Responses and Representations**

### **Councillor Comments**

Cllr David Anthony:

I wish to call in this application to the Planning Committee in the event that the case officer's recommendation is for approval.

### **Parish/Town Council Comments**

The Committee RESOLVED to OBJECT to the application as the increased hours of usage would have an adverse impact on the residential amenity of the locality. The intensification would lead to a significant increase in noise pollution, additional traffic, and the worsening of parking spill over across the surrounding residential streets. It was noted that a comprehensive noise/light impact assessment, and parking survey was needed to properly gauge the effect the proposal would have on the area.

### **Consultation Responses**

Environmental Health Officer:

Comments received 10<sup>th</sup> December 2021:

Following my previous comments and the fact we have discussed this matter extensively amongst ourselves and other Planning Officers, and in view of the submitted information I consider that the noise and lighting issues that could negatively impact upon the amenities of local residents, would be adequately addressed by the below conditions:

1. The use of the floodlights hereby permitted shall be restricted to between 07.00 and 21:45 hours Monday to Fridays. On Saturdays the use of the floodlights shall be restricted to one hour only between 07.00 to 21:45. The floodlights shall not be used outside of these hours.  
Reason: In order to protect the amenities of occupiers of nearby properties.
2. During the months of October to March (inclusive), the sports pitch shall only be used for matches, which permits spectators, on three evenings in any week running from Monday to Saturday. And at no time matches shall occur on Sundays evenings.  
Reason: In order to protect the amenities of occupiers of nearby properties.
3. A log, to include dates and times, shall be kept of all matches at the site. This shall be made available to the LPA upon  
their request.  
Reason: In order to protect the amenities of occupiers of nearby properties.
4. During the months of October to March (inclusive), with the exception of when a match with spectators is taking place, the noise levels from activities taking place while the approved lighting is in operation, shall not exceed 50 dB LAeq(1hour) when measured at the same locations according to Noise Assessment: Burnham Football Club" J10-12899A/1/F1 dated 6th November 2021.  
Reason: In order to protect the amenities of occupiers of nearby properties"

Should you have any queries on any of these matters, please do not hesitate to contact me again

## Representations

### Other Representations

10 comments have been received supporting and simply commenting on the proposal:

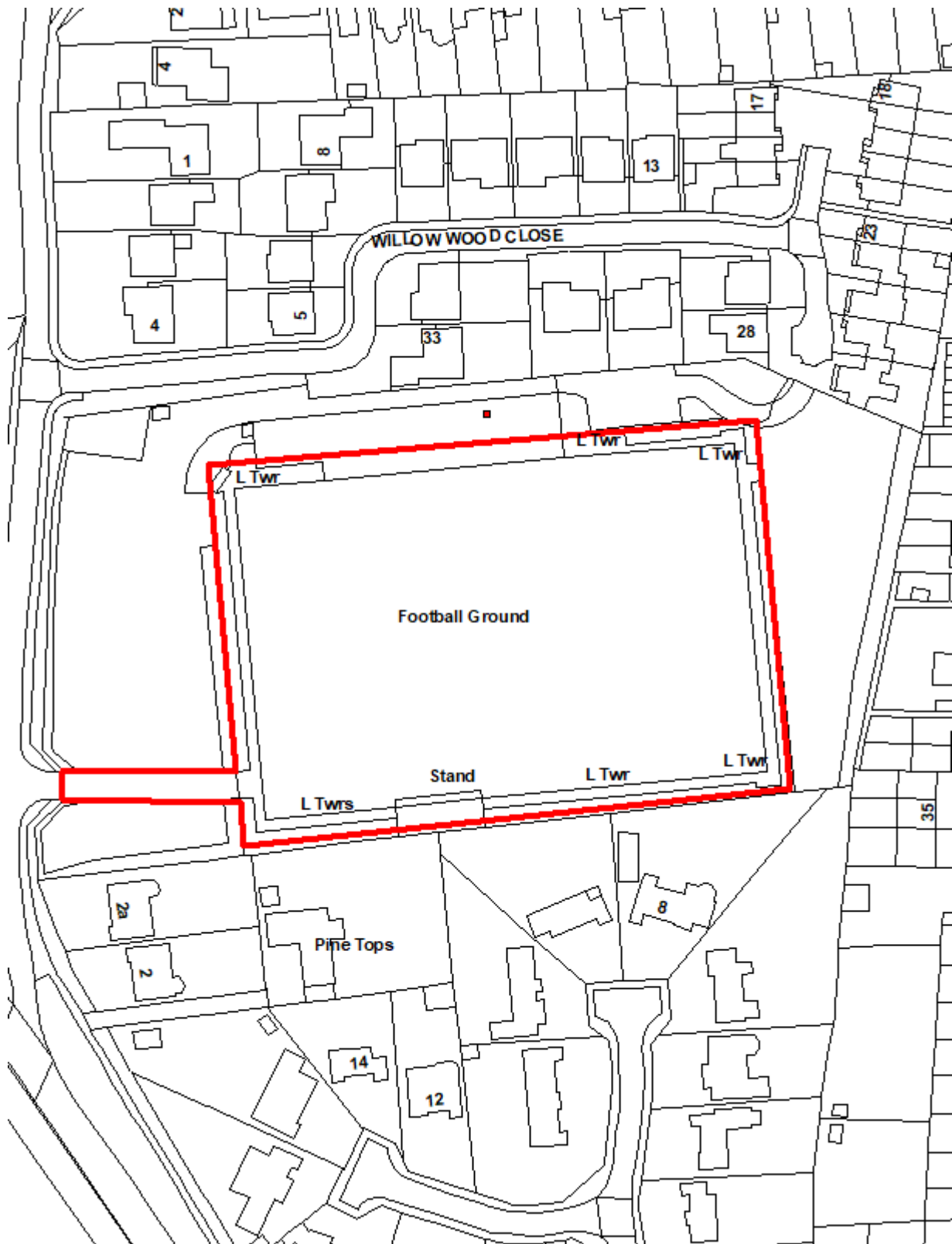
- Support the clubs endeavours to make more use of the football ground;
- Reduced energy costs;
- Reduced carbon emissions;
- Increased longevity of LED lights;
- Reduced light spill;
- Community benefits;
- Supports grass roots football;
- Sport needs to be supported.

67 comments have been received objecting to the proposal:

- Adverse impact of lights shining on neighbouring properties;
- Adverse impact of increase noise disturbance due to increased use of the site;
- Adverse parking implications;
- Current restrictions are not adhered to;
- Increased litter;
- Lack of notification;
- Increase in traffic;
- Already advertising new tournaments in connect with extended light usage;
- May not adhere to any approved new restrictions;
- Impact on wildlife;
- Affect house values;
- Anti-social behaviour.



**APPENDIX B: Site Location Plan**



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## Appendix C: Updated Consultee Response – Environmental Health

APPLICATION REF: PL/21/2556/FA

OUR REF: 21/01976/PLAN

Re: Town and Country Planning Act 1990

Planning Application for consultation

Our ref: 21/01976/PLAN

Your ref: PL/21/2556/FA

Application type: Full Planning Permission

Proposal: Installation of new lighting on existing columns and increased hours of usage of floodlights.

Location: Burnham Football Club, Wymers Wood Road, Burnham, Buckinghamshire, SL1 8JG

I have made comments on this application on

- (i) 21st September 2021
- (ii) 25th November 2021
- (iii) 10th December 2022

On 10th December 2021 final planning conditions were suggested. Unfortunately, the lighting planning condition contained a couple of typing errors and should have read:

“The use of the floodlights hereby permitted shall be restricted to between 09.00 and 21:45 hours Monday to Fridays. On Saturdays the use of the floodlights shall be restricted to one hour only between 09.00 to 21:45. The floodlights shall not be used outside of these hours”.

The application falls within Zone E2 – Rural Areas – low district brightness and covers sparsely inhabited rural areas, village or relatively dark outer suburban locations.

Amongst other documents the applicant submitted the following documents:

- (a) Noise Assessment: “Burnham Football Club” Ref: Job Number J10-12899 November 2021.
- (b) Supporting Statement for a Planning Application from GrassRoots Power Community Interest Company, dated June 2021.
- (c) Burnham FC Proposed LED Upgrade Lighting Impact Assessment in Accordance with ILP GN01 ‘Guidance notes for the reduction of Obtrusive Light’ 2021

The planning application went to a planning hearing and Members considered to defer the planning application because:

1. The submitted Noise Report (J10-12899) was not adequate enough as it had incorporated undertaking recordings at only 2 locations within the site. Members also felt that the NR should have contained:
  - (i) A much wider coverage of the site, as there are residential properties to 3 sides of the site.

- (ii) Have incorporated noise measurements from all sides of the site, including behind the goals.

Members would like to see an updated noise impact assessment undertaken which includes a much wider coverage of the site including:

- Noise measurements from all sides of the site, including from behind the goals.
2. In addition to the above Members were not entirely clear who:
- (i) Would be using the pitches,
  - (ii) When they would be using them, and
  - (iii) For what purposes i.e. training/matches

1. **The submitted Noise Report (J10-12899) was not adequate enough as it had incorporated undertaking recordings at only 2 locations within the site.**

In response to this request, the applicant, was advised to carry further noise measurements.

The applicant in return and following consultation with his noise consultant did not consider further noise measurements would be beneficial to this case because the current one noise report (NR) (J10-12899) was felt appropriate and sufficient for the following reasons.

Reasons stated by the applicant for not submitting further noise measurements:

Because the submitted NR reference J10-12899:

- (i) Adopted the approach and the methodology advocated within best practice guidance, Sport England publication Acoustic Design Guidance Note for Artificial Grass Pitches (SE AGP, 2015) which states: 'Where site noise measurements are required, these should be undertaken at a location representative of the nearby noise sensitive residential properties and at the most sensitive time the AGP is proposed to operate'.
- (ii) The noise measurements were carried out in accordance with BS 7445-1:2003 "Description and measurement of environmental noise Guide to quantities and procedures".
- (iii) The recommended noise levels at the nearest noise receptor of 50 dB LAeq(1hour), are as set by the World Health Organization's 'Guidelines for Community Noise', published in 1999. This document states that for outdoor living areas to avoid 'moderate annoyance' during the daytime and evening the noise level should not exceed 50 dB LAeq(T).

EH comments on the reasons provided by the applicant:

The reasons provided by the applicant for not carrying out further noise measurements are valid and good reasons.

## 2. **With regard to the noise sources.**

The applicant verbally stated (see my comments dated 25/11/2021) “The additional extended hours would only be used for training purposes of children and juniors”). However, at the time the applicant did not confirm in writing.

Following Planning request, the applicant confirmed that there is only 1 pitch and has submitted list of scheduled evening activities (when floodlights are required) these will typically be as follows:

- Monday – junior training
- Tuesday – junior and senior training or senior competitive football match (with spectators)
- Wednesday – junior training
- Thursday – junior and senior training or junior(U18) or senior competitive football match (with spectators)
- Friday – junior training
- Saturday – senior competitive football match (only 1 hour of lighting use)
- Sunday – nothing requiring lights.

Competitive football matches (junior or senior) will normally have spectators. They will usually be league games, but there will be cup games as well. These are already benefitted from planning permission. These activities are conditioned according to Planning Condition 2 Application 03/01088/FUL which states:

“The floodlights hereby permitted shall not be used in any one week for more than two and a half (2 ½) hours period on two (2) evenings between Monday and Friday, and for one (1) hour on Saturday and, shall cease operation by 09.45 pm”.

Training will not have spectators other than mums and dads who stay to watch over their children as they exercise. These activities are seeking planning permission under Planning reference: PL/21/2556/FA.

Therefore, in view of the reasons expressed by the applicant for not engaging in further noise measurements and based on the training definition (these are the noise sources) submitted by the applicant, the EH requested to the applicant to submit a noise contour base on the data obtained.

On 14/02/2022 the applicant submitted the Technical Note dated 12/02/2022 producing a noise contour and tabulating the potential noise levels which these training sessions are likely to produce thus establishing their impact at each property. See table below

Receptor (see Figure 1)	Easting	Northing	Sports Pitch Noise Level, LAeq, 1hr
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R1	492579.3	183009.28	43
R2	492595.1	183011.15	44
R3	492608.9	183011.66	42
R4	492659	182987.54	40
R5	492659.2	182981.42	40
R6	492658.5	182976.16	41
R7	492657.8	182970.04	41
R8	492656.3	182965.29	42
R9	492655.4	182958.83	42
R10	492600.2	182905.67	46
R11	492573.9	182901.25	47
R12	492540.6	182895.82	43
R13	492504.8	182894.12	42

From the table submitted in the technical report, in all cases noise levels in external amenity areas resulting from the operation of the proposed development, are shown to be less than the 50 dB LAeq, 1hour assessment criterion.

I should point out that the noise and the lighting impact are highly dependent on an excellent day to day management. Noise and lighting management is an ongoing process and includes maintenance of the noise and lighting control measures as well as managing the use and operation of the pitch. Good practices should be applied to the whole operation and maintaining long-term relationships with neighbours. Reacting to problems effectively is often as important as the actual noise levels and lighting issues in play and helpful in avoiding disputes that could threaten the continued operation of the facility.

Therefore, in view of all of the above I believe the applicant has provided sufficient information concerning to this application.

However, having considered the location of the proposal and the current nearby land uses, the lighting and noise are still matters affecting the current proposal and such matters are of material planning consideration from an Environmental Health perspective. In view of this, and, in order to keep the potential detrimental noise and lighting impacts from the proposed development to a level of no observable effects upon the nearest sensitive receptors I would recommend to impose the following planning conditions.

Suggested planning conditions to the following areas:

- Lighting, its timing and reduction to a level of no lighting spillages onto lighting sensitive premises, automatic switch off at 21.45 hours.
- Training, timing, no spectators, use tannoy systems, etc.
- Noise levels during training not more than 50 dB LAeq(1hour) at the nearest noise sensitive location as per Noise Report Reference J10-12899 and Technical Note dated 12/02/2022. In case of complaints and request from the LPA to carry out noise survey and submit a report to the LPA demonstrating compliance with the noise condition.

All planning conditions to be imposed need to be in full compliance with the following planning criteria:

(a) be kept to a minimum and only imposed where they are subject to the following tests:

- (i) necessary,
- (ii) relevant to planning,
- (iii) relevant to the development to be permitted,
- (iv) enforceable,
- (v) precise and
- (vi) reasonable in all other respects.

Final note to bear in mind:

The lighting and the proposed activities by the applicant would be carried out during “winter” period when people are unlikely to be using their gardens and most of the time during this period door and windows be closed.