



Report of the Chief Planning Officer

Plans Panel West

Date: 19th February

Subject: APPLICATION NUMBER 14/07210/COND discharge of planning conditions 3, 4 and 7 of Planning Application 13/05526/FU: Installation of four floodlights, sub station and associated infrastructure to cricket ground

At: Headingley Stadium, St Michaels Lane, Leeds

APPLICANT	DATE VALID	TARGET DATE
Yorkshire County Cricket Club	11.12.2014	05.02.2015

Electoral Wards Affected:

Headingley, Weetwood and Kirkstall

Ward Members not consulted on this condition discharge application

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: Discharge planning conditions 3, 4 and 7 of planning permission 13/05526/FU subject to the development being carried out in accordance with the details and plans listed below:

- **General Arrangements of 55.5metre mast with 'White Rose' headframe (Drawing IM200/111/GA1).**
- **Summary of mast construction prepared by Abacus Lighting**
- **Camera positions and floodlight orientation plan (Drawing LS221695-A)**
- **Overspill Levels 1 – Vertical (Drawing LS21695-B)**
- **Overspill Levels 2 – Horizontal (Drawing LS21695-C)**
- **Overspill Levels 3 – De-Rig Lighting at 1.5m AGL (LS21695)**

INTRODUCTION:

- 1.1 This application is brought to South and West Plans Panel for a determination as Panel requested seeing the final design details of the permanent flood lighting when it granted planning permission in June 2014. In approving the planning application the Panel was satisfied on the issues of the final appearance of the permanent flood lights and impact of light spill on neighbours when the flood lights are in use but to further

provide clarity and understanding on the issues the detailed design was agreed to be brought to Panel for review.

2.0 PROPOSAL:

- 2.1 Planning permission was granted for the erection of 4 permanent flood lights. The columns were approved at a height of 50metres and the floodlight frame was approved with dimensions of 6metres in height (56m total) and 12.4m in width, overall each flood light would be 56metres high and each floodlight would provide 464Lux level of illumination.
- 2.2 The condition discharge application presented to Members is for a column of 50metres in height and a headframe measuring 5.5metres by 11.8metres wide. Overall height is now 55.5metres. The diameter of the column is slightly reduced from an approved 1.6metres to a proposed 1.4metres.
- 2.3 The main change however between the appearance of the floodlights which Members approved in June 2014 and now relates to the design of the floodlight headframe which is proposed to appear as a 'Yorkshire Rose'. This is a bespoke design solution for Headingley Stadium.
- 2.4 The number of lights per headframe has also reduced to 108 per frame, a reduction of 8 lights from the approved 116.

3.0 SITE AND SURROUNDINGS:

- 3.1 Headingley Cricket Ground is bounded by mixed residential properties on Kirkstall Lane to the north, Cardigan Road to the east, St. Michaels Lane to the south-west, and Greyshields Avenue to the west. The Cricket ground adjoins the rugby stadium and they share a stand. The rugby stadium has 4 permanent flood lights, dating back from the 1960s. They are about to be 30metres in height.
- 3.2 Headingley town centre is located along North Lane to the north-east of the Ground. The site is adjacent to the Headingley Conservation Area and is also washed over by the Area of Housing Mix UDP designation. The ground is also designated within the UDP as Protected Playing Pitches under Policy N6.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 13/05526/FU: Installation of four floodlights, sub station and associated infrastructure to cricket ground. Approved June 2014

5.0 CONSULTATION RESPONSES:

- 5.1 Non Statutory Consultee
- 5.2 Leeds City Council Principal Street Lighting Engineer has reviewed the details within the Condition discharge application and is confident that the proposals will be operated within the context of the planning permission and therefore within the ILP guidelines and supports the discharge of the planning conditions.

6 MAIN ISSUES:

- Mast Design (requirement of condition 3)
- Impact on the setting of Headingley Conservation Area (requirement of condition 3)
- Impact on neighbours from the siting of the columns and the effect of the floodlights when in use (requirement of conditions 4 and 7)

7 APPRAISAL:

7.1 The requirements of condition 3 are:

7.2 *Prior to the commencement of the erection of the floodlight columns details of their precise design and appearance and of the design and specifications of the proposed floodlighting installation shall be submitted to and approved in writing by the LPA.*

7.3 The revised design of the floodlight headframe is considered an enhancement to the overall design and appearance of the scheme. The bespoke design is welcomed as a positive addition to the stadium and the skyline. The reduced diameter of the column also improves the appearance of the structure in comparison to the approved column. The proposal is considered to preserve the character and appearance of this part of the conservation area.

7.4 Condition 4 states:

7.5 *Prior to the commencement of the erection of the floodlight columns full illuminance and intensity plots of the proposed lighting installation shall be submitted showing the lighting levels and their impact on the ground and surrounding area.*

7.6 Condition 7 states:

7.7 *Prior to the installation of the floodlights details of those floodlights to be used for the post match de-rig lighting, including illuminance and intensity plots, shall be submitted to and approved in writing by the LPA.*

7.8 The Council's Street Lighting Engineer has reviewed the submitted details provided by the applicant showing the intensity plot and full illuminance of the proposed floodlights and is confident that the development will be operated in accordance with the ILP requirements to not exceed 10 LUX level of illumination at residential windows. This will ensure that when the lights are in full operation the impacts on neighbouring residents will be within accepted Industry guideless and will also meet the requirements of the planning permission which has conditioned the illuminance level of the floodlights to 10 LUX. Members should note that the floodlights are only allowed to be used at full capability up until 10pm.

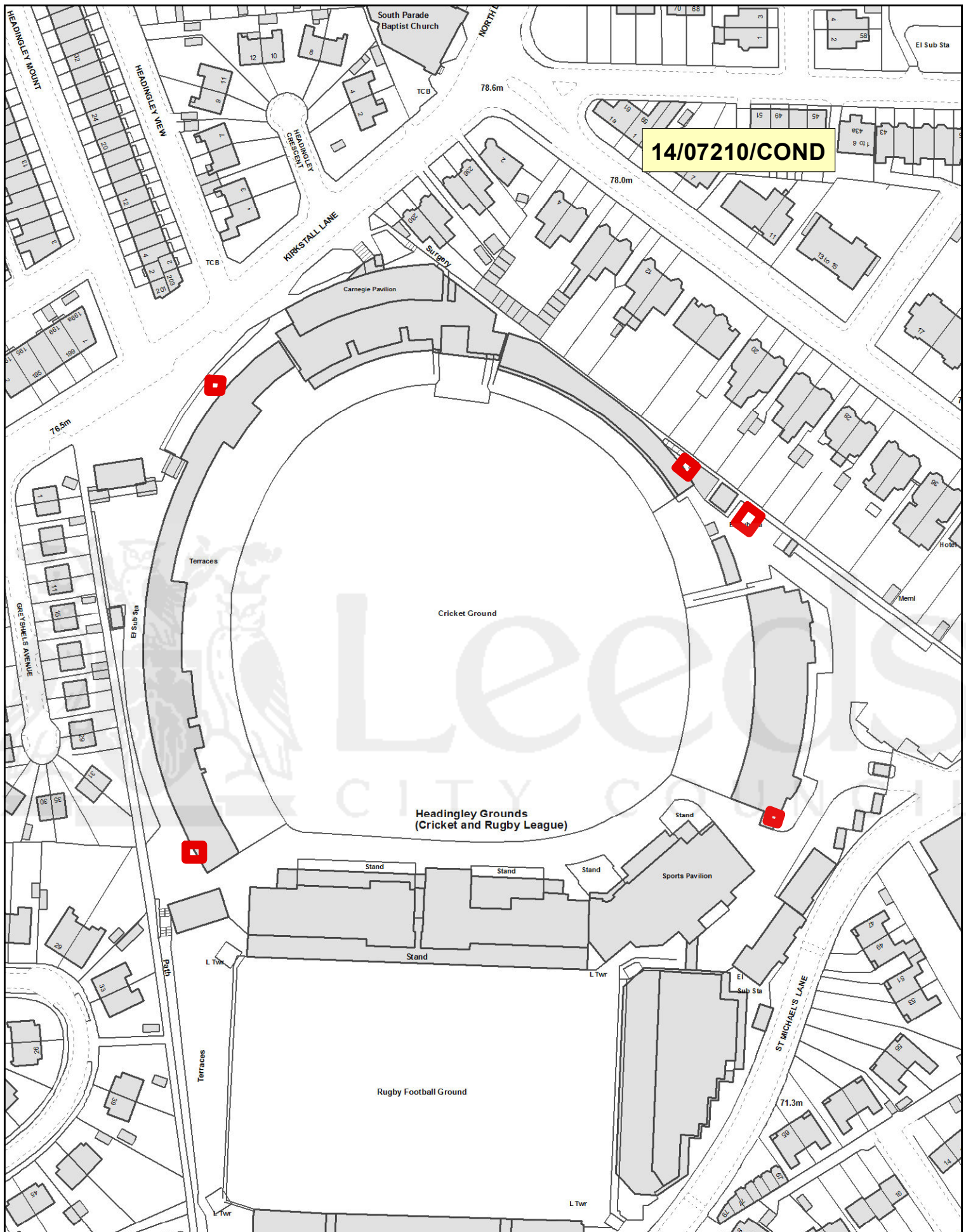
7.9 When the lights are used for the derigging phase (dismantling of equipment and crowds exiting the grounds) at the end of a match the power output from the floodlights will be reduced to 10% of maximum capability this will also mean that there should not be any serious impacts on the amenity of the neighbouring residents from the operational use of the floodlights.

8.0 CONCLUSION:

8.1 Members are asked to accept the officer recommendation to approve the discharge of the planning conditions in accordance with the recommendations stated above.

Background Papers:

Application and history files.



SOUTH AND WEST PLANS PANEL

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