

**Application Number**

P/2012/1316

**Site Address**

Paignton Rugby Club  
Queens Road  
Paignton  
Devon  
TQ4 6AT

**Case Officer**

Mr John Burton

**Ward**

Roundham With Hyde

**Description**

Variation of condition 3 attached to planning application p/1994/0484 - to allow floodlighting to be used for four nights a week

**Executive Summary/Key Outcomes**

Paignton Rugby Club currently has planning permission to use floodlighting at Queens Park for two evenings per week up to 9:30 and excluding Sundays. This position appears to have operated well since early 2000 without complaint to the Local Planning Authority. The Club now seek the flexibility of having four days, as it has become more popular specifically with the younger children. It is not considered that the two extra days now sought would cause any harm to any interest of acknowledged importance. A continuation of the approved time limit of 9:30 would ensure night time disruption is kept to a minimum.

**Recommendation**

The application be approved for 4 days per week, with a condition re-iterating that the lights shall not be used after 9:30 on each night of operation.

**Site Details**

Queens Park is off located off of Sands Road to the south and Queens Road to the east. More specifically the proposed development area of the site is located towards the north of Queens Park and adjacent to the bowling green.

**Detailed Proposals**

Permission is now sought to use floodlighting for rugby training and matches on 4 unspecified days per week. The rugby club does not wish to be tied to specific days as the ground is prone to flooding during high tides and this would make the pitches unusable. As this cannot be verified in advance, a degree of flexibility is sought. Permission granted in 2000 allowed two such days, so this is an increase of 2 days. The lighting would be the same as already used, same

wattage, same direction of light flow, and the club is happy to accept the current planning restrictions of no use beyond 9:30 p.m. until daylight.

### **Summary Of Consultation Responses**

None.

### **Summary Of Representations**

Received and reproduced at Page P.200.

### **Relevant Planning History**

- P/1994/0484 Installation of floodlighting for sports pitch and erection of 12m high perimeter fence. Approved 24th February 1995, with condition 3 stipulating that the floodlighting shall operate on one day per week, and condition 4 stipulating that the floodlights shall not operate after 9:30 p.m. and before daylight.
- P/2000/1265/R3 Variation to allow floodlighting to be used for two days per week (not specified, but excluding Sundays). Approved 3 March 2002

### **Key Issues/Material Considerations**

The primary issue with this application is whether or not the increase in use of the floodlights by two evenings would unduly impact upon any interest of acknowledged importance. The floodlights are already capable of use for two evenings per week and has operated as such for over a decade without known detriment or complaint to the Local Planning Authority. It is not therefore expected that two extra nights would cause any more adverse impact, so long as the same time restrictions were adhered to. As there have been no complaints received about light pollution so far, it is not considered that the proposal would be likely to infringe the terms of policy EP5 (Light Pollution). This is after all a park and sports ground facility where such use is to be expected. The extra use and membership that the club has now attracted, particularly amongst the youth of Torbay, should be applauded and encouraged, and as such the proposal does meet the criteria of Policy RS of the Saved Adopted Torbay Local Plan.

This application is placed before Members as the land belongs to the Council (and is leased to the Paignton rugby and cricket clubs).

### **S106/CIL -**

There are no s106 implications arising out of this proposal because the use of

the land as a sporting venue already exists.

### **Conclusions**

It is not considered that the extra use now sought would adversely infringe any neighbouring interest, nor is it felt that the extra 2 days use would lead to unacceptable light pollution such that the proposal could be considered to be contrary to policy EP5 of the Saved Adopted Torbay Local Plan. The L.P.A. should be encouraging the extra use of the facility, particularly by kids. Bearing these points in mind it is considered that the proposal is appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

### **Relevant Policies**

Adopted Torbay Local Plan 1995-2011.

RS Recreation and leisure strategy

EP5 Light Pollution.

### **Relevant Policies**

-