

Pavilion and Avenue Tennis Club

29
19 The Droveaway

BH2023/00643

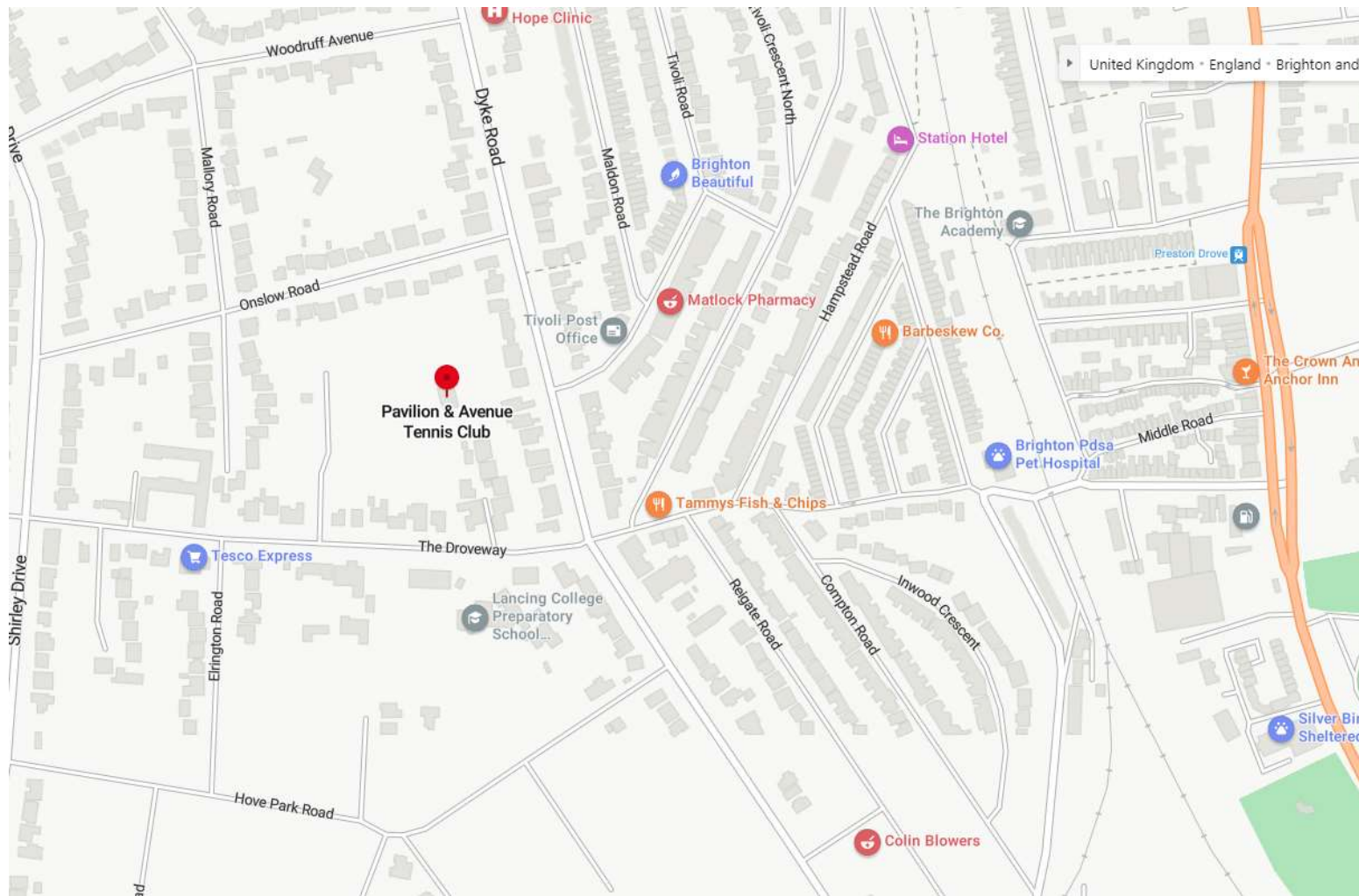


Brighton & Hove
City Council

Application Description

Installation of 12no lighting columns to courts 6, 7 and 8 and 6no lighting columns to court 1.

Map of application site



Location Plan



32

AL-01 C



Aerial photo of site



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3D Aerial photo of site



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City Council

Street photo of site

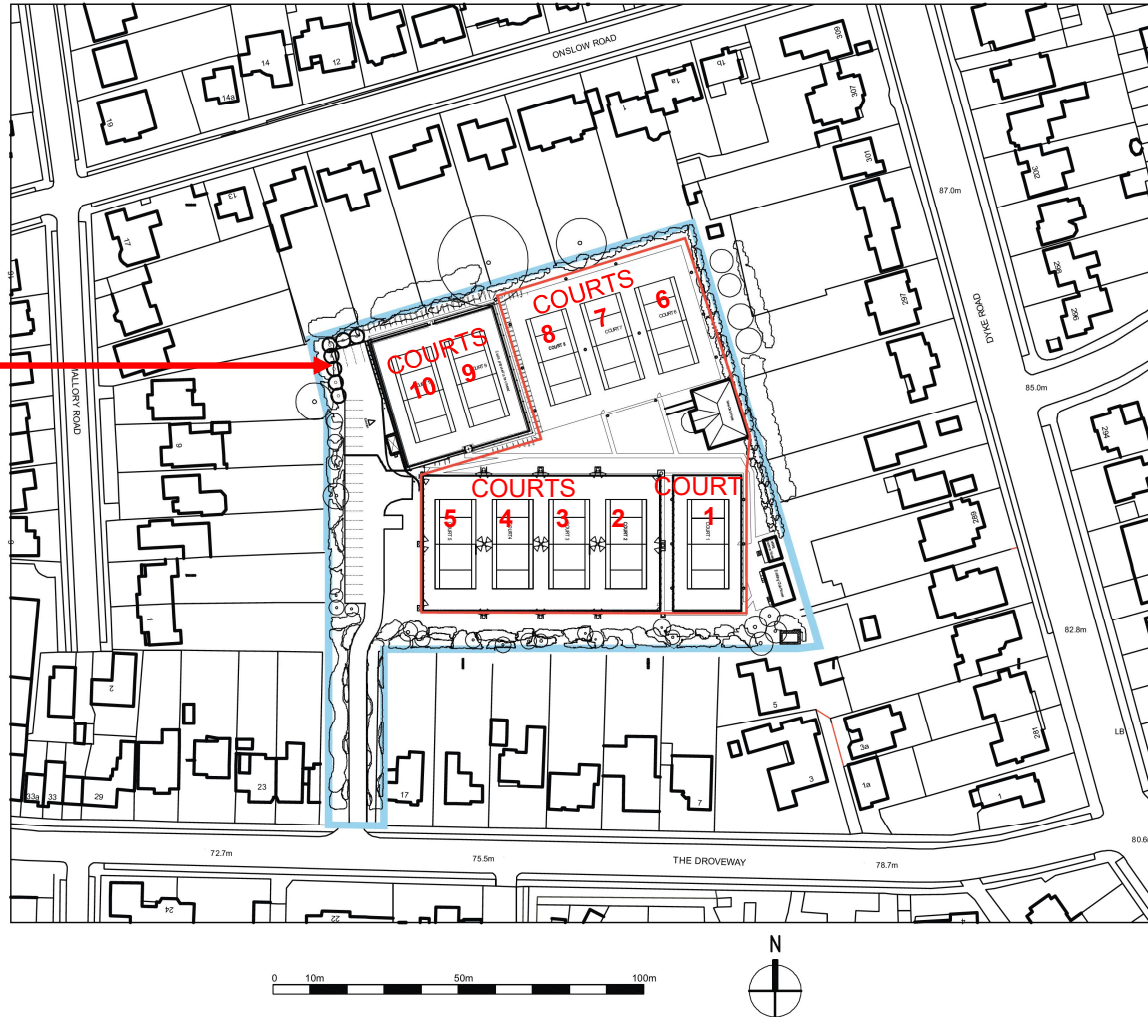


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Existing Block Plan (red text added by officer)

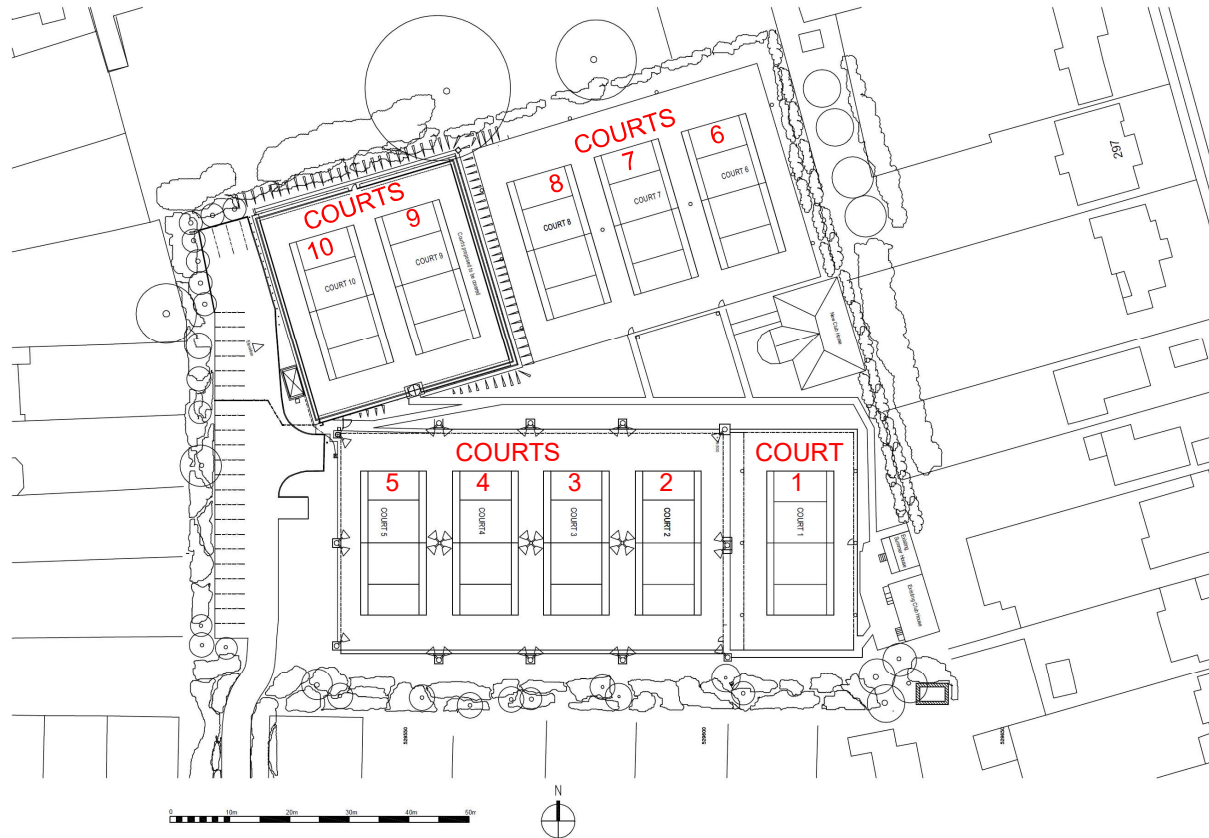
NOTE: Courts 9 and 10 are covered

NOTE: Application relates to courts 1, 6, 7 & 8

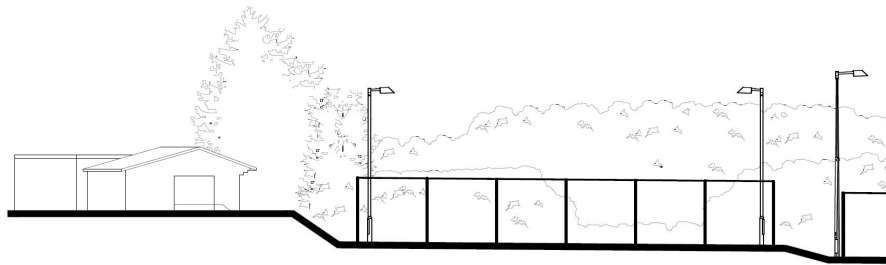


Proposed Block Plan (red text added by officer)

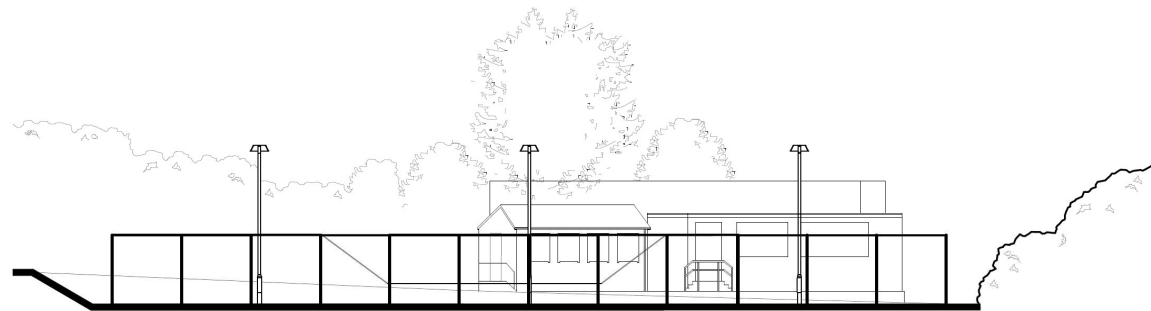
NOTE: Application relates to courts 1, 6, 7 & 8



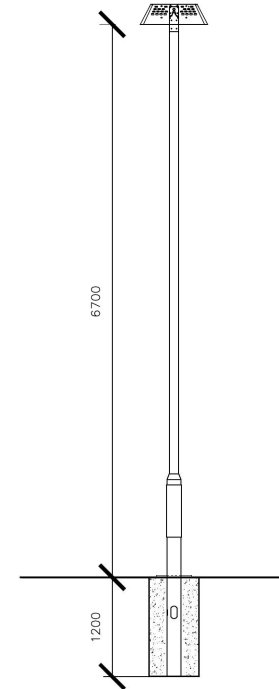
Proposed Elevations (Court 1)



NORTH ELEVATION
Scale 1:200



WEST ELEVATION
Scale 1:200



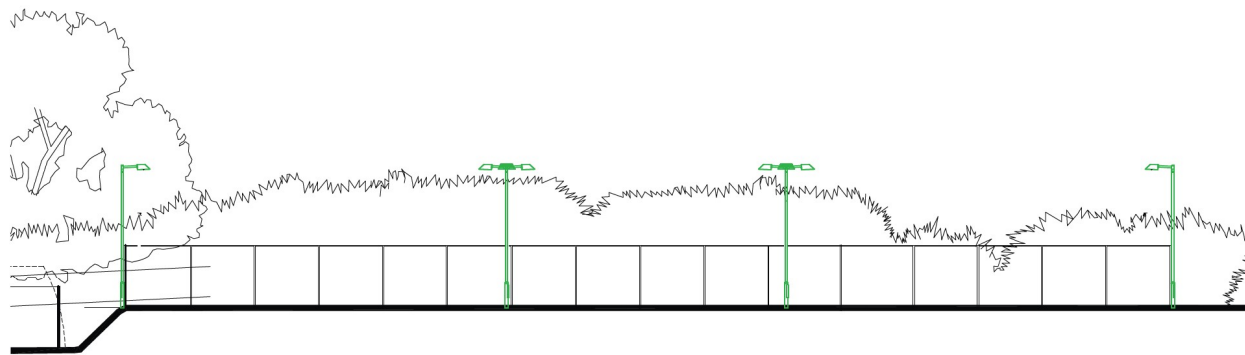
FLOODLIGHT FRONT ELEVATION
Scale 1:50



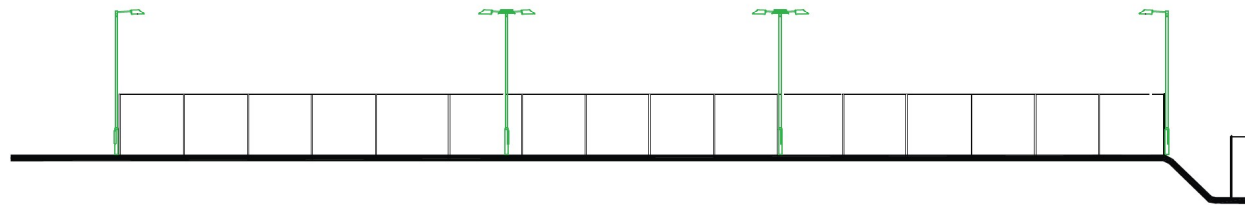
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Proposed Elevations (Courts 6-8)

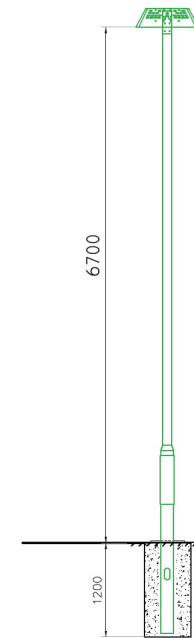
39



NORTH ELEVATION
Scale 1:200



SOUTH ELEVATION
Scale 1:200



FLOODLIGHT REAR ELEVATION
Scale 1:50



AL-03 B

Hours of Use (condition 5)

- Monday to Friday: 08:00 to 21:00
- Saturday: 08:00 to 20:00
- Sunday: October 01 to March 31: 16:00 to 18:00; April 01 to September 30: floodlights not in use.

Representations

One hundred and eighty (180) letters have been received supporting the proposed development for the following reasons:

- New lights would be LEDs which are energy efficient
- The new lights would be much lower in height than older models
- Very little light would spill beyond the court perimeter
- The development would expand the use of the club which is currently at capacity
- The additional hours for the club would bring health benefits for the local community
- Traffic and parking would not be significantly affected, as there are no issues during daytime use
- There is a shortage of courts with lighting
- The proposals would provide more time for people to play tennis who cannot play during the day (workers and school children)

Representations

Twelve (12) letters have been received objecting to the proposed development. The main reasons for objection are as follows:

- Noise
- Light pollution in addition to existing floodlights
- Visually intrusive
- Night-time use should be restricted to 21:00
- The existing courts are not fully used, so there is not a need for the development
- The applicant has not engaged with neighbours on the proposals
- Impact on bats
- The club does not operate existing lighting as agreed under previous planning applications

Councillors Brown and Bagaeen have submitted representations objecting to the proposal.

Key Considerations in the Application

- Principle of the development including benefit of recreational facility;
- Impact on neighbouring amenity (light and noise);
- Nature conservation impacts.

Conclusion and Planning Balance

- Scheme would enhance and increase useability of existing facilities with benefits to recreation provision for community;
- Impact on neighbours shown to be acceptable in terms of light spill (limited to 0.2 lux at nearest facades– same as natural moonlight);
- Some noise from additional hours of use but not significant;
- Potential impact on ecology (bats) acceptable given urban location;
- Given benefit of improved sport facilities and demonstration that impact on neighbours and wildlife would be minimal considered acceptable.

Recommend: **Approval**