

Regeneration and Economic Development Department

APPLICATION NO: 21/00358/FUL

APPLICANT: Everton Football Club

WARD AFFECTED: Halewood South

DEVELOPMENT: INSTALLATION OF 12NO 15M HIGH FLOODLIGHTS TO 2NO FOOTBALL TRAINING PITCHES

LOCATION OF SITE: Everton Football Academy , Finch Lane, Halewood, L26 3UE

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

ENV3 - Light Pollution

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

Environmental Health - No objections

Highway Authority - No objections

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. It has also been advertised by Site Notice. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Planning History

APP. NO: 07/00234/FUL

PROPOSAL: RETENTION OF GROUNDSMAN'S BUILDING COMPOUND AND SUB-STATION AREA (REVISION TO PREVIOUSLY APPROVED DESIGN UNDER APPLICATION 02/00823/FUL)

DECISION: PER

DECISION DATE: 11 May 2007

APP. NO: 07/00579/FUL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

PROPOSAL: PROVISION OF A RUNNING TRACK, 5M HIGH BALL STOP FENCE AT THE GOAL ENDS OF MATCH PITCH AND INSTALLATION OF CYCLE SHELTER.

DECISION: PER

DECISION DATE: 2 August 2007

APP. NO: 07/00930/FUL

PROPOSAL: ERECTION OF 6 METRE HIGH WINDBREAK FENCING TO THE PROFESSIONAL PLAYERS PLATEAU LOCATED TO THE SOUTHERN PART OF THE ACADEMY SITE.

DECISION: PER

DECISION DATE: 8 November 2007

APP. NO: 08/00088/FUL

PROPOSAL: PROVISION OF A RUNNING TRACK- AMENDED ROUTE OF RUNNING TRACK PREVIOUSLY APPROVED UNDER APPLICATION 07/00579/FUL.

DECISION: PER

DECISION DATE: 13 March 2008

APP. NO: 14/00665/FUL

PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO EXISTING ACADEMY BUILDING, CONVERSION OF EXISTING GROUNDSMAN'S BUILDING TO EDUCATION USE, ERECTION OF NEW GROUNDMAN'S BUILDING AND CREATION OF ADDITIONAL PARKING SPACES (PHASE 1)

DECISION: PER

DECISION DATE: 30 December 2014

APP. NO: 15/00377/FUL

PROPOSAL: ERECTION OF 6NO 15 METRE LIGHTING COLUMNS WITH LED LIGHT UNITS TOGETHER WITH INSTALLATION OF 5NO SPECTATOR ENCLOSURES (1NO BLOCK OF 2 AND 1NO BLOCK OF 3)

DECISION: PER

DECISION DATE: 7 August 2015

APP. NO: 15/00381/FUL

PROPOSAL: CHANGE OF USE OF PASTURE LAND TO RECREATIONAL USE FOR FOOTBALL PITCHES AND PARKING AREA TOGETHER WITH ERECTION OF 2.3 M HIGH PALADIN FENCING AND GATES.

DECISION: PER

DECISION DATE: 3 September 2015

APP. NO: 14/00665/NMA

PROPOSAL: NON- MATERIAL AMENDMENT TO APPROVED APPLICATION 14/00665/FUL (ERECTION OF TWO STOREY EXTENSION TO EXISTING ACADEMY BUILDING, CONVERSION OF EXISTING GROUNDSMAN'S BUILDING TO EDUCATION USE, ERECTION OF NEW GROUNDMAN'S BUILDING AND CREATION OF ADDITIONAL PARKING SPACES (PHASE 1)) TO ALLOW FOR THE ERECTION OF A SINGLE STOREY VISITORS' WC BLOCK.

DECISION: PER

DECISION DATE: 13 January 2016

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

APP. NO: 16/00733/FUL
PROPOSAL: ERECTION OF 13NO 12M HIGH CAMERA MASTS (NON-ILLUMINATED) TO ACADEMY AND PROFESSIONAL PITCHES
DECISION: PER
DECISION DATE: 1 June 2017

APP. NO: 16/00734/FUL
PROPOSAL: INSTALLATION OF BOILER MODULE, FUEL STORAGE TANK, AND FILLER FOR UNDERGROUND PITCH HEATING SYSTEM
DECISION: PER
DECISION DATE: 26 May 2017

APP. NO: 14/00665/NMA1
PROPOSAL: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANTING OF PLANNING PERMISSION 14/00665/FUL - ERECTION OF TWO STOREY EXTENSION TO EXISTING ACADEMY BUILDING, CONVERSION OF EXISTING GROUNDSMAN'S BUILDING TO EDUCATION USE, ERECTION OF NEW GROUNDMAN'S BUILDING AND CREATION OF ADDITIONAL PARKING SPACES (PHASE 1) - AMENDMENT SOUGHT TO REPLACE APPROVED PLANS LISTED IN SCHEDULE 1 TO ALLOW FOR ADDITIONAL FLOORSPACE
DECISION: WDI
DECISION DATE: 22 November 2016

APP. NO: 16/00789/FUL
PROPOSAL: APPLICATION TO VARY CONDITION NO.2 AS APPLIED TO PLANNING PERMISSION 14/00665/FUL - ERECTION OF TWO STOREY EXTENSION TO EXISTING ACADEMY BUILDING, CONVERSION OF EXISTING GROUNDSMAN'S BUILDING TO EDUCATION USE, ERECTION OF NEW GROUNDMAN'S BUILDING AND CREATION OF ADDITIONAL PARKING SPACES (PHASE 1) - PERMISSION SOUGHT TO VARY APPROVED PLANS TO ALLOW FOR EXTRA FLOORSPACE IN EXTENSION AT GROUND FLOOR WITH VIEWING BALCONY ABOVE
DECISION: PER
DECISION DATE: 17 March 2017

APP. NO: 18/00596/FUL
PROPOSAL: ERECTION OF INDOOR PITCH FACILITY AND ASSOCIATED DEVELOPMENT TOGETHER WITH RELOCATION OF EXISTING FLOODLIT SYNTHETIC PITCH
DECISION: PER
DECISION DATE: 17 July 2019

APP. NO: 18/00608/FUL
PROPOSAL: INSTALLATION OF FLOODLIGHTING TO EXISTING PITCH
DECISION: PER
DECISION DATE: 13 November 2018

APP. NO: 19/00531/FUL
PROPOSAL: DEMOLITION OF ELECTRICITY SUB STATION AND ERECTION OF REPLACEMENT ELECTRICITY SUB STATION TOGETHER WITH ASSOCIATED WORKS

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

DECISION: PER
DECISION DATE: 22 November 2019

APP. NO: 19/00562/FUL
PROPOSAL: INSTALLATION OF LIGHTING TO CAR PARKING
COMPRISING LANTERN LIGHTING ON 3M HIGH COLUMNS
TOGETHER WITH BOLLARD LIGHTING

DECISION: PER
DECISION DATE: 30 April 2020

APP. NO: 20/00041/FUL
PROPOSAL: APPLICATION TO VARY CONDITION 2 IN RELATION TO THE
APPROVED PLANS ATTACHED TO PLANNING PERMISSION
15/00381/FUL (CHANGE OF USE OF PASTURE LAND TO
RECREATIONAL USE FOR FOOTBALL PITCHES AND
PARKING AREA TOGETHER WITH ERECTION OF 2.3 M
HIGH PALADIN FENCING AND GATES) TO ALLOW FOR
ALTERATIONS TO VEHICULAR ACCESS AND CAR PARK
LAYOUT AND AMENDMENT TO THE POSITION OF THE
2.3M HIGH PALADIN FENCING.

DECISION: PER
DECISION DATE: 30 April 2020

ISSUES AND ASSESSMENT:

Proposal

This application relates to the Everton FC training ground at Finch Farm, Finch Lane, Halewood.

It is proposed to erect 12no 15m high floodlight to 2no football pitches.

The application states that the requirement for additional floodlights has come about due to the increased number of evening matches played at Goodison Park due to TV broadcast requirements therefore it is important for the first team facilities at Finch Farm to replicate match conditions at Goodison Park for night matches. So, it is important for the first team to train now in the evenings under floodlights on the same match pitch surface (desso grass) as Goodison Park.

The application states that the standard for the amount of lighting that is appropriate for international/premier outdoor football pitches (but not stadium pitches such as Goodison Park) is set out in Sport England's design guidance note 2012 on Artificial Sports Lighting. This was produced in association with a number of national sporting organisations including the Football Association.

Appendix 4 to that document requires the luminance level for such pitches to be 500 Lux. Elsewhere in that document it is pointed out that with the improving technology on lighting – including LED lighting – the provision of higher floodlighting masts would result in the appropriate Lux level for such pitches being achieved without as much light spill compared to a lower mast height being used. Some of the earlier floodlights on Finch Farm were 12m which were installed to design standards operating at that time pre the development of LED lighting. Since 2016/17 the standards can be achieved better (with less light spill) by using higher masts. In this particular case the lighting designer advised that the 500 Lux Sport England standard was best achieved (having reviewed the initial design) with 3 lines of 4 masts because this achieved a more even light spill across the two pitches for first team use.

Policy Considerations

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The National Planning Policy Framework (NPPF) sets out guidance for new development in the green belt which is broadly replicated by Knowsley Local plan policy CS5.

Paragraph 145 part b) of the NPPF states “ A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; “

Floodlights are considered to be ancillary to the main use of the site for outdoor sport however the impact on the openness of the Green Belt still needs to be considered.

The proposed floodlights would to a large extent be screened from views outside of the site due to the substantial mature landscaping and landscaped mound on the site. At present the existing floodlight columns are not visible from the A562 or from Finch Lane which bound the site. Given the substantial screening to the site boundaries it is considered reasonable to conclude that the proposal would not adversely impact on the openness of the green belt in terms of spatial or visual impacts. Furthermore the degree of screening and the current use of the site means that the development would not conflict with any of the purposes of including land in the Green Belt.

Design and Appearance

The floodlights would be mounted on a concrete base and each floodlight would have five sets of lamps. The floodlights would be positioned in three rows of 4 lights to light the two pitches. The poles can be left galvanised or powder coated. The majority of other post on the site are finished in dark green to blend in with the backdrop of the mature trees. This can be secured by planning condition.

The design and appearance is considered acceptable and would be in compliance with Local Plan policy CS19.

Highway Safety

The existing hedging along Higher Road (A562) means that there will be minimal (if any) light spill onto this area. The 5 lux line doesn't come close to the carriageway and Higher Road is lit to an average of 20 lux as per the British Standard. Therefore it is not considered that this installation will have any impact on road users.

Given the intervening distance there would be no impact on the road users of Finch Lane. The proposal would be in compliance with Saved UDP policy ENV3.

Residential Amenity

The nearest floodlight would be just under 100m from the rear elevation in 1 Finch Lane. The dwelling would be screened from the floodlight to a certain extent by the landscaped mound. Even the 5 lux line would be some considerable distance from the dwelling. It is not considered the proposal would result in any adverse impact on residential amenity and would ensure compliance with saved UDP policy ENV3.

Conclusion and Reason for Decision.

The proposal would in principle be acceptable in the Green Belt and given the substantial screening to the site boundaries would not adversely impact on the openness of the Green Belt.

The proposal would not be detrimental to highway safety or residential amenity and would be in accordance with the relevant local planning policies and guidance in the NPPF.

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PS/DC/OP04/05	003	23/9/02

RECOMMENDATION:

That Planning Permission be granted subject to the following conditions:-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The Floodlights hereby permitted shall not be switched on between the hours of 22:00 and 08:00 on any day.

Reason : To protect the amenities of nearby occupiers and to ensure compliance with saved policy ENV3 in the Knowsley Replacement Unitary Development Plan adopted June 2006

- 4) Prior to their first use the floodlight poles shall be finished in a dark green colour.

Reason : In the interest of visual and residential amenity and to ensure compliance with Policy CS19 in the Knowsley Local Plan, Core Strategy, 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/05/2021	00101	P1	SITE LOCATION PLAN
28/05/2021	00301	P2	SITE SECTIONS
28/05/2021	00102	P2	PROPOSED SITE PLAN
28/05/2021	198210	-	FLOODLIGHT ELEVATION

Informatives

None

Mark Quinn

20 July 2021

Alan Kilroe
20 July 2021

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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