

<u>APPLICATION NO:</u>	24/00473/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Liverpool Football Club Training Ground, Simonswood Lane, Northwood		
<u>PROPOSAL:</u>	ERECTION OF 24 FLOODLIGHTING COLUMNS COMPRISING: 17 X 18.2M HIGH COLUMNS TO GRASS PLAYING PITCHES (BETWEEN ACADEMY BUILDING AND AXA TRAINING GROUND); 4 X 15.2M HIGH COLUMNS TO TRAINING PITCH, TENNIS COURT AND VOLLEYBALL COURT TOGETHER WITH 3 X 8M HIGH COLUMNS TO WINDSTOP FENCING (EASTERN EDGE OF AXA TRAINING GROUND).		

Site Description and Proposal

The application site is the Liverpool Football Club Academy site, which with the main training ground site adjacent forms the overall LFC training facility. The Academy is bound by Simonswood Lane with the larger adult team AXA training facility adjoining bound by Simonswood Lane and Arbour Lane. The floodlights are proposed at the grass playing pitches between the Academy building and the main AXA training ground adjacent Simonswood Lane, and 3 floodlights and columns are also proposed to the wind-stop fencing whilst a further 4 floodlight columns would be installed to the tennis court, volleyball court and training pitch at the eastern side of the main AXA training centre

The 4 academy playing pitches would have 17 columns sited to the sides of the pitches with the floodlights mounted where possible on columns capable of serving more than 1 pitch to minimise the numbers. The columns would be 18.2m high of galvanised steel and mounted with LED lights arranged in clusters on boards fitted with external hoods designed to reduce upward and horizontal light spill. Each column would be set in a concrete base. The floodlights would be similar in appearance to those already installed at the AXA training ground (including those granted under 21/00172/FUL). The 3 wind-stop fencing floodlights would be situated on 8m high columns, and the other 4 floodlights would be on 15.2m high columns. The columns would be of similar finish to the Academy pitch columns and the lighting would be similar.

Consultations

Environmental Health – No objections.

Representations

This application has been publicised by letters sent to 49 neighbours. No representations have been received.

Planning History

21/00545/FUL - INSTALLATION OF WATER IRRIGATION TANK, BOREHOLE AERATION TANK, AND ASSOCIATED IRRIGATION PUMP STATION AND BOREHOLE PLANT ROOM KIOSK. (EXISTING PUMPHOUSE AND TANK TO BE REMOVED). Granted: 19.10.2021.

21/00172/FUL - INSTALLATION OF 6NO 20M HIGH FLOODLIGHTS TO FOOTBALL TRAINING PITCHES. Granted: 20.04.2021.

21/00131/FUL - ERECTION OF 7.0M HIGH AND 6.0M HIGH BALL-STOP FENCING TO 2NO FOOTBALL TRAINING PITCHES. Granted: 23.04.2021.

20/00550/ADV - INSTALLATION OF 2 NO. EXTERNALLY ILLUMINATED SITE ARRIVAL FASCIA SIGNS TOGETHER WITH 4 NO. INTERNALLY ILLUMINATED BUILDING FASCIA SIGNS AND 4 NO. EXTERNALLY ILLUMINATED BUILDING FASCIA SIGNS. Granted: 10.11.2020.

20/00381/FUL - ERECTION OF A 8M HIGH WIND FENCE (COMPRISING STEEL POLES WITH FABRIC PANELS) TO THE PERIMETER OF FOOTBALL PITCHES WITHIN THE NORTHERN PART OF THE SITE. Granted: 04.09.2020.

20/00169/ADV - INSTALLATION OF 3 NO. NON-ILLUMINATED SITE ARRIVAL FASCIA SIGNS AND 8 NO. NON-ILLUMINATED FREE-STANDING WAYFINDING SIGNS TOGETHER WITH 3 NO. NON-ILLUMINATED BUILDING FASCIA SIGNS AND 1 NO. INTERNALLY ILLUMINATED BUILDING FASCIA SIGN. Granted: 30.07.2020.

18/00214/FUL - ENGINEERING WORKS CONSTITUTING THE DRILLING OF BOREHOLES TO LOCATE SUITABLE GROUNDWATER SOURCE FOR IRRIGATION PURPOSES TOGETHER WITH THE INSTALLATION OF BOREHOLE CHAMBER(S), PUMP KIOSK AND FILTRATION SYSTEM UNIT. Granted: 30.05.2018.

18/00146/FUL - ERECTION OF TWO STOREY PARENTS PAVILLION BUILDING. Granted: 26.04.2018.

18/00072/FUL - ERECTION OF 1NO PADEL TENNIS COURT INCLUDING CANOPY. Granted: 03.05.2028.

17/00682/FUL - ERECTION OF 2NO SECURITY HUTS TO SITE ENTRANCES. Granted: 23.01.2028.

17/00597/REM - RESERVED MATTERS APPLICATION FOR THE EXTERNAL APPEARANCE OF THE TRAINING CENTRE & THE GROUND MAINTENANCE BUILDING PURSUANT TO THE OUTLINE PLANNING PERMISSION 17/00324/HYB. Granted: 17.01.2018.

17/00324/HYB - HYBRID APPLICATION TO CREATE A TRAINING CAMPUS FOR LIVERPOOL FOOTBALL CLUB & IMPROVEMENTS TO THE EDDIE MCARDLE COMMUNITY PITCHES COMPRISING:

(I) FULL PLANNING APPLICATION FOR CONSTRUCTION OF: A SINGLE STOREY SIDE EXTENSION TO EXISTING ACADEMY INDOOR PITCH; FIRST FLOOR EXTENSION & EXTERNAL ALTERATIONS TO MAIN ACADEMY BUILDING; UPGRADED EXTERNAL TRAINING GROUND PITCHES; CONSTRUCTION OF 499 SEAT SPECTATOR STAND; UPGRADE COMMUNITY

PITCHES; LANDSCAPING; PEDESTRIAN & CYCLE LINK; & ASSOCIATED INFRASTRUCTURE (INCLUDING ACCESS ROADS, DRAINAGE, PARKING, FENCES & EXTERNAL LIGHTING); INCLUDING HIGHWAY CLOSURE OF MOSS LANE

(II) OUTLINE PLANNING APPLICATION FOR CONSTRUCTION OF: A TRAINING CENTRE BUILDING; A FAMILY BUILDING; A GROUNDS MAINTENANCE BUILDING; COMMUNITY CHANGING FACILITY & A COVERED PITCH (EXTERNAL APPEARANCE RESERVED FOR FUTURE APPROVAL). Granted: 15.09.2017.

99/00014/APP - ERECTION OF INDOOR SOCCER HALL. Granted: 16.02.1999.

97/00275/APP - CONSTRUCTION OF LANDSCAPE MOUNDS TOGETHER WITH ADVANCE EARTHWORKS FOR SITE PREPARATION OF PROPOSED SOCCER ACADEMY, CONSTRUCTION OF NEW ACCESS AND TEMPORARY STOCKPILE OF EXCAVATED MATERIAL. Granted: 02.07.1997.

96/00498/APP - USE OF LAND FOR LIVERPOOL FOOTBALL CLUB FOOTBALL ACADEMY TRAINING PURPOSES, TOGETHER WITH THE LAYOUT OF PITCHES, THE ERECTION OF AN ADMINISTRATIVE BUILDING, HOSTEL ACCOMMODATION FOR ACADEMY TRAINEES/APPRENTICES, AND A WAREHOUSE AND SHOWROOM, AND THE FORMATION OF VEHICLE PARKING AREAS. Granted: 09.10.1996.

96/00496/APP - USE OF LAND FOR LIVERPOOL FOOTBALL CLUB FOOTBALL ACADEMY TRAINING PURPOSES, TOGETHER WITH THE LAYOUT OF PITCHES, THE ERECTION OF AN ADMINISTRATIVE BUILDING, HOSTEL ACCOMMODATION FOR ACADEMY TRAINEES/APPRENTICES, A WAREHOUSE AND SHOWROOM, AND A DINER AND AN HOTEL, AND THE FORMATION OF VEHICLE PARKING AREAS. Granted: 09.10.1996.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

ENV3 - Light Pollution

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The LFC Academy opened in 1998 as a dedicated training base for the club's youth teams. The facility consists of a main building with adjoining indoor and outdoor pitches. In September 2017 the council granted a hybrid planning permission for a new first team training ground on land immediately to the north of the Academy (17/00324/HYB). The training ground complex, consisting of the Academy site and the adult teams training facility, is around 24ha. The proposal to install floodlights to 4 Academy football pitches corresponds to the established use of the site and is therefore acceptable in principle.

Visual Amenity Considerations

The proposed floodlights would not be out of character with the area. The lights and columns are entirely appropriate to the use of the site as a training ground for a football club and its Academy and are similar in appearance to floodlighting that already exists at the site. The key difference in this case is that the masts supporting the floodlights will be slightly lower than existing lighting columns, to provide the optimum conditions that would be achieved to provide uniformity and glare rating on the pitch while minimising light spill.

The lighting columns would be partially visible from public vantage points, including Simonswood Lane and the residential areas to the west of the site. However, they would be set back and partially screened behind existing landscaping and, due to their modest design and construction, would not be readily visible in views and the streetscape other than when in use.

As such, the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy ENV3 of the UDP.

Residential Amenity Considerations

A floodlighting impact assessment report has been submitted which indicates that the vertical spill levels and source intensity values of the floodlights are considerably lower than required for compliance with maximum recommendations for a suburban area. Furthermore, the highest value of source intensity is 750 candelas, and

residential properties have vertical light spill values significantly lower than the maximum recommended post-curfew standard. The proposed column mounted floodlights would not be detrimental to the residential or general amenity of the locality. Environmental Health have no objections to the proposed floodlighting columns.

As such, the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy ENV3 of the UDP.

Highways Considerations

There would be little glare from the floodlights onto Simonswood Lane, or onto Arbour Lane for those sited on that side of the training ground. The floodlights would not be detrimental to road safety.

As such, the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy ENV3 of the UDP.

Conclusion

The proposed development is of a type that is expected at a football club training ground and academy, and other pitches on the site have existing similar floodlighting. The proposal would not be detrimental to road safety, or the visual or residential amenities of the area, and Environmental Health have no objections. The application complies with planning policies and is therefore recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 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 lighting hereby approved shall only be in accordance with the scheme detailed in the Sportslabsconsult Floodlight Impact Assessment; ref SLFL_3318 and dated 27.08.2024.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV3 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
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11/09/2024	P01	-	PITCH LIGHTING LOCATION PLAN
11/09/2024	-	-	SUPPORTING LETTER
11/09/2024	225315P1	-	POLE CONFIGURATION DRAWING
11/09/2024	SLFL_3318	-	FLOODLIGHTING IMPACT ASSESSMENT (SPORTS LABS CONSULT - 27.08.2024)

Signed Case Officer¹: **Lee Osborne**

**Signed Authorising
Officer²:** **K Foster**

Date: **31 October 2024**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

