

Delegated Decision Report

Application No:	26/0087	Statutory Period Expires:	1st April 2026
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Site:	<i>Stow Park Lawn Tennis Club Woodville Road Newport NP20 4JB</i>		
Proposal:	<i>REPLACEMENT OF THE EXISTING LIGHT FITTINGS WITH LED LIGHTING ON TWELVE EXISTING LIGHTING COLUMNS SERVING THREE OF THE SIX TENNIS COURTS (COURTS 4, 5 AND 6)</i>		
Applicant:	<i>M Sims</i>		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 23/0433 was granted with conditions at the application site for the *replacement of existing light fittings with LED lighting on 12 existing lighting columns* on courts 1,2 and 3.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is an established tennis club featuring 6no. courts and clubhouse. The site is located on the corner of the B4240 and Fields Park Road. The topography of the site declines from the southeast to the northwest. The site has a gated vehicle access onto the B4240 however this appears to be used infrequently. The site has no off-street parking; however, there is unrestricted parking along Woodville Road. The courts are largely screened from public view by mature hedges and fencing. The existing floodlights are visible from public vantage points around the site. To the south of the site lies Belle Vue Park, and to the north, east and west of the site lies residential properties all separated from the site by an intervening highway.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks the replacement of the existing light fittings on courts 4, 5 and 6 to LED lighting on 12no. of the existing light columns.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0433	REPLACEMENT OF EXISTING LIGHT FITTINGS WITH LED LIGHTING ON 12 EXISTING LIGHTING COLUMNS	GC	20/07/2023
17/0549	REMOVAL OF EXISTING BALCONY, PROPOSED NEW BALCONY	GC	20/07/2017
15/1411	WORKS TO TREES PROTECTED UNDER ORDER 6/81, INCLUDING SOME FELLING, CROWN LIFT AND TRIMMING	GC	07/01/2016
14/0814	PROPOSED 12NO. LIGHTING COLUMNS AND FLOOD LIGHTS TO COURTS 3, 4 AND 5	GC	21/05/2015

94/0091	RENEWAL OF EXISTING DRAINAGE SYSTEM WITH CESS PIT	G	11/03/1994
93/0988	PROPOSED WORKS TO TREES (RE-SUBMISSION FOLLOWING REFUSAL 93/0495)	R	10/12/1993
93/0662	ERECTION OF THREE LAMP POSTS (9M HIGH APPROX) AND LIGHTING TO ONE TENNIS COURT	GC	29/10/1993
93/0495	TOP AND LOP TREES ADJACENT COURTS	R	06/08/1993

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 Technical Advice Note

Technical advice note (TAN) 12: design

Technical advice note (TAN) 16: sport, recreation and open space

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy GP7 (Environmental Protection and Public Health)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

Wildlife-and-development-SPG

6. CONSULTATION RESPONSES

6.1 Ecology Officer:

I have no comment on this application as replacing the lights would not result in any significant increase in impacts upon wildlife nearby.

6.2 Local Highways Authority: No adverse impacts are anticipated and there are therefore no highway related objections.

6.3 Environmental Health:
I have no objection to the proposal as no adverse impacts on the neighbouring properties are anticipated.

6.4 Tree Team: No comment, as no trees adversely impacted.

7. PUBLIC REPRESENTATIONS

In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 letters were sent to the neighbouring properties on 11/02/26 and a site notice was erected in the vicinity of the application site on 13/02/26.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The floodlights relate to the 3no. courts (4,5 and 6), and the replacement lamps would be to all 12no. existing floodlight columns. The existing floodlight columns are to remain in their existing positions with the only change being the lamps themselves. The overall height would be reduced very slightly compared to the existing (18mm). This would not be noticeable to passersby. Visually, the bulk of the lamps would be reduced through the sleek design. Overall, it is considered the visual change in the lamps would be acceptable in line with Policy GP6.

8.3 Residential Amenity

8.3.1 The submitted planning statement sets out that due to the modern design of the lamps proposed this would have a more focused direction onto the courts thereby reducing the level of light spill currently experienced and being energy efficient. Light spill reports have been provided by the applicant. The Environmental Health officer has reviewed these reports and states that there are no objections as no adverse impacts are anticipated on the neighbouring properties. Therefore, this aspect is in accordance with Policy GP2.

8.3.2 The existing floodlights have no restriction on the hours of use. Under 23/0433, when the application was granted, conditions were imposed to limit the usage of the lights between 0700hrs – 2200hrs Monday to Sunday. This will also be imposed on the current application to ensure an adequate level of amenity to surrounding residents.

8.4 **Movement**

- 8.4.1 The highways officer was also consulted on the application, and states there are no adverse impacts to the highways, therefore, the proposal complies with Policy GP4.

8.5 **Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* It is noted that a GI statement has been submitted, however, does not detail the specific phases of the stepwise approach. It is considered given the scale of development a comprehensive GI statement is not required in this instance, but a biodiversity enhancement scheme will be required.
- 8.5.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. 2no. bird boxes are proposed as part of the development. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).
- 8.5.3 The Ecology Officer was consulted on the application and has no objections as replacing the lights would not result in a significant increase in impacts upon wildlife nearby.
- 8.6 **Landscaping/ Trees**
- 8.6.1 The tree team were consulted as part of the application and state there are no objections as no trees are adversely impacted. This is compliant with Policy GP5.

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

- 9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 Overall, the proposed replacement of the floodlight lamps is considered visually acceptable, with no adverse impacts on residential amenity, highways, biodiversity, or trees. Subject to the standard lighting-hours condition and provision of biodiversity enhancements, the scheme complies with the relevant policies of the NLDP and is therefore acceptable.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Light Spillage.; Site Location Plan, Site Layout and Existing/Proposed Elevations; Planning Statement; LED Light Report; Green Infrastructure Statement Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The floodlights hereby permitted shall be limited to only operate between the hours of 0700hrs – 2200hrs Monday to Sunday.

Reason: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 The biodiversity enhancement scheme shall be implemented in accordance with the approved plan, *Green Infrastructure Statement*, prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.