

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2014/0931

DECISION DATE: 31 July 2015

DATE RECEIVED: 11/05/2015

APPLICANT:

Mr Derek Shaw
Blackburn Rovers F & A Plc
Ewood Park
Blackburn
BB2 4JF

AGENT:

Mr Gary Cowell
Blackburn Rovers F&A
Ewood Park
Blackburn
BB2 4JF

DEVELOPMENT PROPOSED: Installation of No.8 x 15m high galvanised steel floodlighting columns to be installed around BRFC Academy Show Pitch, Brockhall Village, Old Langho. Each column to hold 4 x 2kw SMF/Champion Ultra Low Glare metal halide floodlight fittings with low brightness reflectors

AT: Blackburn Rovers Academy Old Langho Blackburn BB6 8BA

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposal, by virtue of light overspill and reflection from the floodlights would lead to increased visibility of the Training Ground in the local and wider landscape to the detriment of visual amenity. The proposal is therefore contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).
- 2 The proposal, by virtue of the intensification of use and erection of floodlights, would cause harm to the amenities of nearby residential properties due to associated noise and light spillage disturbance. The proposal is therefore contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).
- 3 The application presents insufficient information on bat population and ecology data to demonstrate that there would not be a detrimental impact on bat species and other species protected under the Wildlife and Countryside act 1981 (as amended) and under the Conservation (Natural Habitats and c) Regulations 1994 (The Habitats Regulations) and as such is contrary to key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

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- 2 The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. The Local Planning Authority offered solutions to the applicant during the application process, the applicant was however unwilling to provide additional information for this submission. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.



**PP JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**