

Report of the Chief Executive

APPLICATION NUMBER:	26/00335/REG3
LOCATION:	Stapleford Community Pavilion, Hickings Lane Stapleford, NG9 8PB
PROPOSAL:	Retention of lighting to padel court

The application is brought to the Committee as it is a Council application.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the retention of lighting to the padel court at Stapleford Community Pavillion on Hickings Lane.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions for the reasons outlined in the appendix.

3. Detail

- 3.1 The application seeks permission to retain the lighting to the padel court.

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

- 6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks permission for the retention of lighting to the padel courts.

2. Site and surroundings

- 2.1 The application site is within the Hickings Lane recreation ground, with Hickings Lane access from the north, skatepark and play area to the west and residential area to the south and east. Numbers 15 and 16 West Cross Avenue are adjacent to the east. Numbers 10-12 Tevery Close are to the south-east.

3. Relevant Planning History

- 3.1 No relevant planning history post 1974.

4. Relevant Policies and Guidance4.1 **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 4: Employment Provision and Economic Development
- Policy 10 - Design and Enhancing Local Identity.
- Policy 12: Local Services and Healthy Lifestyles

4.2 **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17 - Place-making, design and amenity.
- Policy 19: Pollution, Hazardous Substances and ground conditions
- Policy 25: Culture, tourism and sport
- Policy 27: Local Green spaces

4.3 **National Planning Policy Framework (NPPF) 2026**

- Section 3: Decision-making policies
- Section 4: Achieving sustainable development
- Section 12: Making effective use of land
- Section 14: Achieving well designed places
- Section 17: Pollution, public protection and security

5. Consultations

5.1 Consultees

- Environmental Health – no objection, comment below
- Cllr K A Harlow - Stapleford South East Ward – no comment
- Councillor Sarah Camplin – no comment
- Stapleford Town Council – no comment

5.2 12 Neighbours were consulted on the application. A site notice was also placed at the site. No objections/responses were received in regard to the application.

6. Assessment

6.1 Principle

6.1.1 The principle of retaining the lighting to the padel courts on Hickings Lane is deemed acceptable subject to matters below.

6.2 Design

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.2.2 The three padel courts, which are enclosed by a canopy, are surrounded by 10 lighting columns, each with a height of 6.2m.

6.2.3 The courts are open at present, but with the lighting not having been switched on yet. The hours of opening will be 09:00am-21:00pm Monday-Friday with weekends being 09:00am-18:00pm.

6.3 Amenity

6.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.3.2 A site notice was placed at the site and 12 neighbours were consulted, there were no objections or responses received.

6.3.3 Environmental Health were consulted on the application and they responded to state that: Having reviewed the submitted documentation in support of the application, particularly with regards to the lighting impact assessment report, I can confirm we have no objections or comments to make in relation to the retention of lighting to the padel courts.

6.3.4 The dwellings closest to the lighting will be 15 West Cross Avenue, which will be 60m away and those at the end of Tevery Close which will be 67m away.

6.3.5 The submitted lighting assessment undertaken by Noise Air states that: The proposed installation has been designed in accordance with the recommendations of the Institution of Lighting Professionals Guidance Note 01/21 (GN01/21) for the control of obtrusive light. The inclusion of a canopy over the padel courts provides a significant mitigation measure in reducing potential impacts on surrounding receptors. In comparison to an uncovered arrangement, the canopy acts as a physical barrier that limits the lateral and upward distribution of light, thereby reducing light spill and sky glow. The proposed lighting scheme is therefore likely to comply with all relevant British Standards and the Institution of Lighting Professionals lighting guidelines and will serve to ensure safety and security of all areas of the development can be effectively maintained.

6.4 Access

6.4.1 It is considered that the retention of the lighting to the padel court will have no impact on the existing access arrangements.

7. Planning Balance

7.1 On balance, whilst acknowledging the introduction of an additional light source, close to a residential area, the lighting will be in accordance with standards and is deemed acceptable in terms of design, amenity and access.

8. Conclusion

It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

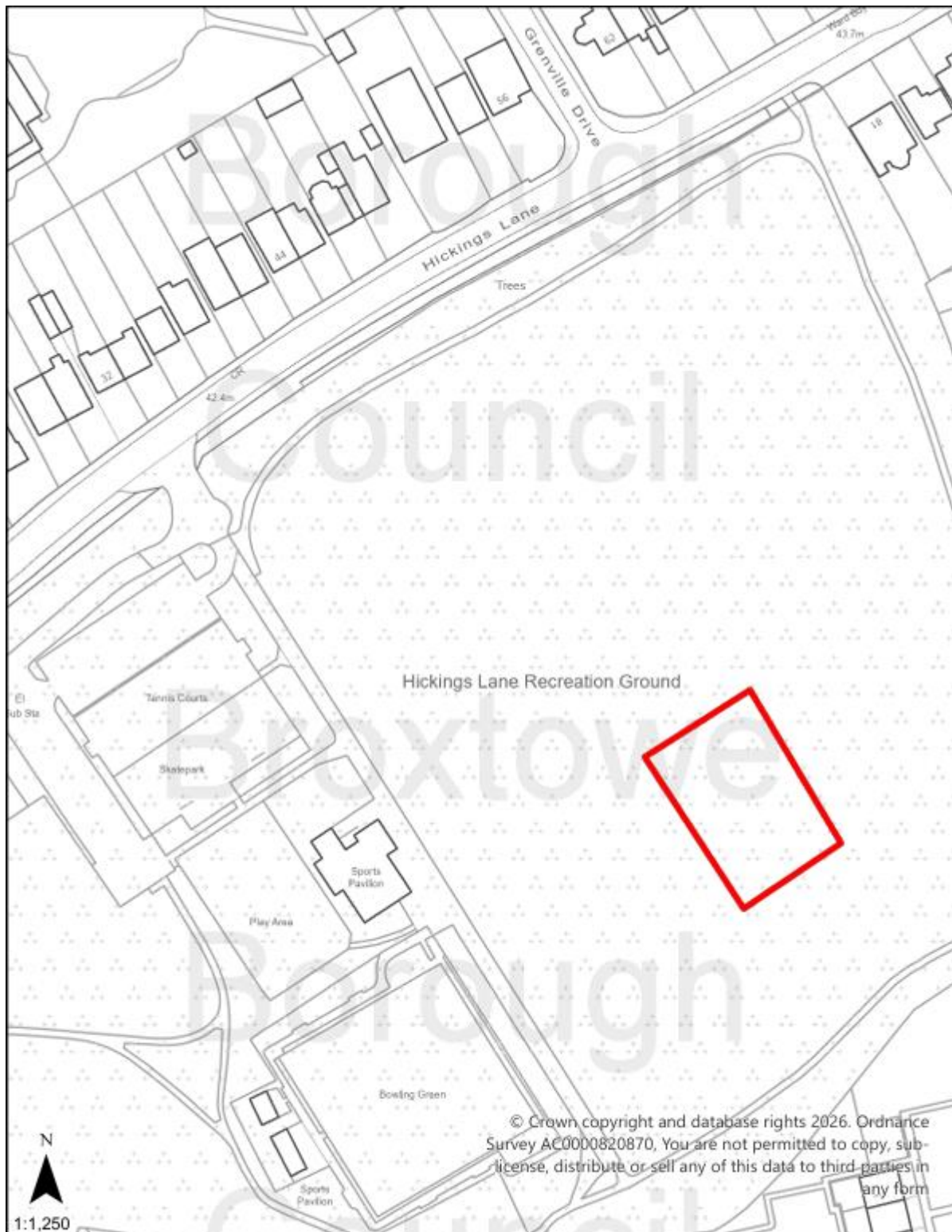
Recommendation

The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) the following conditions:

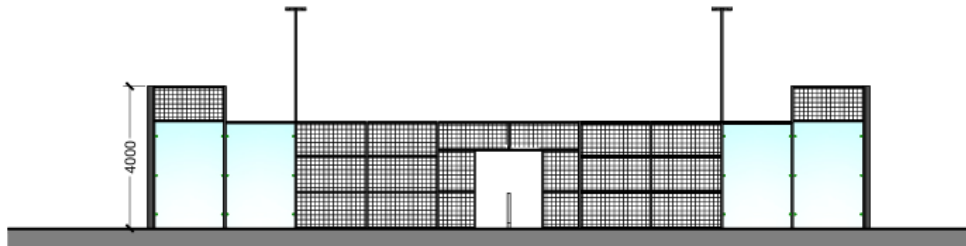
- | | |
|-----------|--|
| 1. | The development hereby permitted shall be retained in accordance with the Site Location Plan (1:1250), Block Plan (1:500) and Planning Bundle received by the Local Planning Authority on 3 June 2026 and in accordance with the Site Plan ref: |
|-----------|--|

	002A, Elevations ref: 003A, Ducting Plan ref: 100H, Design and Access Statement and Lighting Impact Assessment Report received by the Local Planning Authority on 11 August 2026. <i>Reason: For the avoidance of doubt.</i>
2.	The lighting shall not be used except between: Monday to Friday 9:00 – 21:00, Saturday 9:00 – 18:00, Sunday/Bank Holidays 9:00 – 18:00 Reason: To protect nearby residential amenity, in accordance with policy 17 of the Part 2 Local Plan 2019.
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The proposed new lighting should cause no significant increase in existing light levels, attributable to the lighting scheme, at the boundary of any nearby residential properties.

Map**Legend** Site

Plans (not to scale)

02 | NORTH ELEVATION
1:100



03 | SOUTH ELEVATION
1:100

