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**APPLICATION FOR PLANNING PERMISSION 12/00321/DPP ERECTION OF 6 FLOODLIGHTING COLUMNS AT EASTHOUSES PUBLIC PARK, EASTHOUSES ROAD, EASTHOUSES, DALKEITH**

Report by Head of Planning and Development

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the erection of 6 floodlighting columns around the existing playing pitch at Easthouses Public Park. There have been no letters of representation and no consultations were required. The relevant development plan policy is RP20 of the Midlothian Local Plan. The recommendation is to grant planning permission subject to a condition restricting the hours of operation.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1 The application site is part of the Easthouses Public Park and comprises a grassed football pitch area which is enclosed by palisade fencing. There is immature landscaping planted along the inside of the fencing which, when fully grown, will soften the visual impact of the fencing. The plans state the pitch is in use by Easthouses Lily Football Club.
- 2.2 The surrounding areas to the west, east and south of the site are playing fields. There is a public footpath running along the north of the site which has street lighting along its length. There are also three floodlighting columns between the path and the application site which face into the site. There is a dense tree belt to the north of the public path which separates the site from the houses at Broadhurst Road, which are approximately 60 metres away. There is also a car park and pavilion to the north of the site.

**3 PROPOSAL**

- 3.1 It is proposed to erect 6 floodlights around the football pitch. These are to be 15 metres high and have twin lamps. The columns are to be located at each corner of the rectangular pitch and at the midpoint on either side of its length.

**4 BACKGROUND**

- 4.1 There is no relevant planning history at this site.

- 4.2 The applicant and land owner is Midlothian Council. Regulation 3 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 requires applications which are submitted by the Planning Authority and in their ownership to be considered by the Planning Committee.

## 5 CONSULTATIONS

- 5.1 No consultations were required.

## 6 REPRESENTATIONS

- 6.1 No representations have been received in connection with this application.

## 7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and the Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:

- 7.2 Midlothian Local Plan Policy **RP20: Development within the Built-up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.
- 7.3 Midlothian Local Plan Policy **RP30: Open space in towns and villages** which does not permit development on important areas of open space within built-up areas. Development is not permitted where it would result in the loss of a visually important open space; or an attractive landscaped area; or area important for informal recreation.

## 8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise.
- 8.2 The application is for the erection of floodlighting columns at an existing football pitch. There are already three lighting columns connected to this use outwith the application site and street lighting along the public footpath to the north.
- 8.3 There are houses approximately 60 metres to the north of the site. These are separated from the site by a mature dense tree belt. The impact of the proposed columns on the amenity of these properties would be minimal as compared to the existing situation.
- 8.4 The application site is located in a large public park which is grassed and mainly flat. Although the columns will be visible from the long views within the public park, they will be viewed as part of the existing

football pitch at the site. It would be prudent to attach a condition to restrict the hours the lights can be illuminated. This is consistent with floodlighting provision at other Midlothian sports facilities.

- 8.5 The addition of a further 6 columns in this area would have a limited impact on the character and amenity of the area as compared to the existing situation and would enhance the potential use of the sports pitch.

## **9 RECOMMENDATION**

- 9.1 That planning permission be granted for the following reason:

*The proposed development is located within the built up area and does not conflict with Midlothian Local Plan policies RP20 and RP30. The presumption in favour of development is not outweighed by any other material considerations.*

Subject to the following conditions:

1. Unless otherwise approved in writing by the planning authority, the floodlights hereby approved shall not be used between the hours of 10pm and 7am.

**Reason:** *To limit any impact on the amenity of the surrounding area.*

2. The development hereby permitted shall be begun within three years from the date of this permission. Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing.

**Reason:** *To accord with Section 58 and 27A of the Town and Country Planning (Scotland) Act 1997 (as amended by Planning etc (Scotland) Act 2006).*

**Ian Johnson**  
**Head of Planning and Development**

**Date: 21 August 2012**

<b>Application No:</b>	<b>12/00321/DPP (Available online)</b>
<b>Applicant:</b>	<b>Midlothian Council</b>
<b>Agent:</b>	<b>Midlothian Council Corporate Resources</b>
<b>Validation Date:</b>	<b>25<sup>th</sup> May 2012</b>
<b>Contact Person:</b>	<b>Mhairi-Anne Cowie</b>
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