

CITY OF PLYMOUTH

Subject: Plymouth Golf Centre, Haye Road, Plymouth, PL9 8AT
- electors question enquiry from Mr Pink regarding the impact of the installed floodlighting on road users.

Committee: Plymstock Area Committee

Date: 15 March 2010

Cabinet Member: Cabinet Member for Planning, Strategic Housing, and Economic Development

CMT Member: Anthony Payne

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Ref: 09/00192/OPR

Part: I

Executive Summary:

At Plymstock Area Committee on 09 January 2009 local resident Mr Pink submitted an elector's question querying whether the floodlighting at the Plymouth Golf Centre in Haye Road constituted a hazard to road users in Haye Road. A detailed investigation has subsequently been carried out by Council Officers, including the Council's Street Lighting Specialist, and has confirmed that although clearly visible at night by virtue of its City fringe location, the floodlighting does not constitute a hazard to road users. This assessment is supported by the lack of recorded road traffic accidents attributable to the floodlighting in Haye Road in the approximately four years since the Golf Centre has been operating. An interim response to Mr Pink's enquiry was submitted to Plymstock Area Committee on 23 September 2009, and this report now constitutes the full response to the enquiry.

Corporate Plan 2009-2012:

This investigation and resulting report does not raise any implications in respect of the Corporate Plan 2009-2012.

Implications for Medium Term Financial Plan and Resource Implications: Including finance, human, IT and land

There are no financial or resource implications of this type arising from the outcome of this report.

Other Implications: e.g. Section 17 Community Safety, Health and Safety, Risk Management, Equalities Impact Assessment, etc.

There are no Community Safety or other Health & Safety Risks arising from the outcome of this report.

Full summary of investigation into to Mr Pink's question

Mr Pink's electors question has been the subject of an extensive investigation given the serious nature of his concerns about the safety of the Golf Centre's floodlighting. Mr Pink's enquiry has in effect from the outset been treated and investigated as a potential planning

enforcement, or suspected non-compliance, type enquiry, and Council Officers have been liaising direct with Mr Pink on this basis.

The Planning Service's case officer for the investigation has made a series of separate investigations since becoming aware of Mr Pink's enquiry and these have included contacting Mr Pink direct to establish the precise nature of his concerns, and where he considers the most dangerous conditions exist. Mr Pink responded by clarifying that he is especially concerned about the impact of the lighting on drivers travelling south towards Plymstock, from Plympton, and heading towards the entrance to the golf centre. He mentioned that he considers the problem exists in all weather conditions, but that in his view the situation is most problematic in damp or wet conditions.

The case officer has also discussed the agreed lighting scheme with the Golf Centre's planning application case officer, who confirmed that following some early enquiries to the Council about the impact of the lighting, all necessary steps were taken by him shortly after the opening of the Golf Centre, in consultation with the Council's Street Lighting Specialist, to secure adjustments to the lighting that had been installed in order to ensure the optimum safe conditions in terms of the impact of the lighting on the surroundings. It was established at that time that the lighting had been installed in accordance with the details that had been approved by the Council, but nevertheless the Golf Centre owner's agreed voluntarily to make these further adjustments at the Council's request

The case officer also contacted the operators of the Golf Centre to establish if any recent changes or additions have been made to the agreed floodlighting. They assured us that there had been no such changes, and subsequent visits to the site by Council Officers, including the Council's Street Lighting Specialist, indicate that this is in fact the case.

These initial findings were relayed to the Plymstock Area Committee at its meeting on 23 September 2009. Officers, however, confirmed that they would carry out some further night time visits to Haye Road, whilst the golf centre is in use, and including in wet or damp conditions, as the evening visits undertaken at that time had been carried out in dry conditions.

These further visits have since been carried out including one during damp conditions, and with the Planning Officer accompanied by the Council's Street Lighting Specialist. These further visits have also failed to identify any significant light glare problems. This has included a careful assessment of the extent of glare in Haye Road near the A38 over-bridge, and both here and close to the entrance to the Golf Centre, the lighting situation seems safe in all respects.

Council Officers have also examined reports of all recorded road traffic incidents in Haye Road following the opening of the Golf Centre, and have failed to identify a single incident in which the Golf Centre lighting has been referred to as a possible contributory factor. This evidence would appear to support Council Officer's assessment of the situation.

Mr Pink has recently queried whether a formal Highway Safety Audit was carried out in respect of the Golf Centre floodlighting following its installation. There is, however, no requirement for this sort of Audit to be carried out in respect of the floodlighting, as these are only carried out in respect of essential highway alterations or improvement works that may be required for safety or accessibility reasons in connection with a new development, and where a Section 278 Highway Act agreement for these has been agreed between the

developer and the Council as Highway Authority. As explained above, the suitability of the floodlighting has been assessed by Council Officers at the time of its installation, and subsequently under separate procedures.

The Council's Transport Officer's have confirmed that a Safety Audit was carried out in respect of the road alterations, including the provision of a right turn lane, that were carried out to Haye Road at the entrance to the Golf Centre as part of the required Section 278 highway works.

Recommendations & Reasons for recommended action:

It is recommended that the area members consider the outcome of this report and in particular note that a very careful and detailed investigation by specialist officers has concluded that the floodlighting at the Plymouth Golf Centre does not constitute a hazard to road users.

Alternative options considered and reasons for recommended action:

It is not necessary to consider alternative options given the outcome of the Council's investigations as set out in this report.

Background papers:

The key background papers relating to this report consist of;

1. the contents of planning application file 04/02219/FUL in respect of the construction of the Plymouth Golf Centre, and,
2. Plymouth City Council accident recording details for all reported road traffic incidents in Haye Road between 01 January 2005 and 31 December 2009 (copy attached to this report).

Sign off: Comment must be sought from those whose area of responsibility may be affected by the decisions, as follows (insert initials of Finance and Legal reps, and of HR, Corporate Property, IT and Start. Proc as appropriate).

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| Fin | | Leg | | HR | | Corp Prop | | IT | | Start Proc | |
| Originating SMT Member | | | | | | | | | | | |