

P/09/0892/DP/F

FULLER SMITH & TURNER

PORTCHESTER WEST

AGENT: LAP ARCHITECTS &
INTERIOR DESIGNERS LTD

DETAILS IN PURSUANT TO CONDITION 6 (EXTERNAL LIGHTING) OF P/09/0892/FP
PORTCHESTER ROAD - CAMS HALL ESTATE FAREHAM PO16 8AB

Report By

Lee Smith (ext.4427)

Amendments

As amended by plans and details received 23 September 2013

Introduction

This site is the subject of planning permission P/09/0892/FP for which separate applications have been submitted for the discharge of conditions. This application is for the discharge of Condition 6 only which concerns the external lighting of the site.

A separate advertisement application (P/13/0655/AD) is currently before the Council seeking approval for on site signage.

Description of Proposal

The overall proposed lighting of the site has been significantly reduced from the original submission by the removal of all direct lighting of the building which is to receive illumination only in line with that proposed as part of the illumination of signs. Within the car park area the previously proposed pole mounted lights have been reduced to bollard lighting. These changes have been made directly to minimise the extent of light spill beyond the application site.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

Fareham Borough Local Plan Review

C18 - Protected Species

Representations

Seven letters have been received raising the following matters:

- Notice was published late
- Concern over light pollution
- There should be no light overspill onto the Creek

- No information on lux spill or combined effect of signage and lighting proposals
- Impact on wildlife
- Insufficient public notice
- There should be no under eave illumination to the waterside elevation
- Natural England's agreement to lighting is dependent upon the maturation of the replaced hedge along the Creek

Consultations

Natural England - Based on the details submitted Natural England has no objection to the discharge of this condition.

Director of Planning and Environment (Ecology)- I am concerned that although the Illuminance Plot plan (Dwg 10724-2-B) shows relatively little light spill (lux levels) onto the adjacent habitats including the creek, the Building Elevation Showing Lighting plan (7504/241) seems to show floodlights on the building which extend across the western end of the southern elevation, and also across the western elevation. Unless I am misinterpreting the information, it doesn't appear that the floodlighting on the building is incorporated within the light spill shown on the Illuminance plan.

I also haven't been able to locate any specifications for the floodlights to understand, for example, whether they are permanently on during darkness hours, or sensor-controlled etc. I am aware, however, that Natural England has been consulted and has raised no concerns regarding impacts to the immediately adjacent designated sites. Also, the condition wording relates to lighting in the context of the appearance of the building and the character of the conservation area, and not specifically any ecological receptors.

However, you may wish to clarify the light levels that will result from the floodlights prior to determination of the application, and I would suggest that this should be minimised in the location of the adjacent habitats as far as possible.

Director of Planning & Environment (Highways) - Whilst the illuminance plot is helpful and demonstrates that there will only be minimal light spillage onto the highway, it is not entirely clear whether the effects of the building-mounted spot lights have been included in this plot. Of concern would be any powerful lighting that would be directed towards passing traffic on the A27 Portchester Road. Clarification of this should be provided.

Planning Considerations - Key Issues

There are three key areas against which to consider the impact of proposed light levels:

1. The character and appearance of the area which includes a Conservation Area
2. Highway Safety
3. Nature Conservation

1. The revised luminance contour plans based upon the revised style of low level lighting show that the maximum luminance will occur immediately around the proposed lighting installations. In the car park these maximum levels vary from around the 100 lux level (equivalent to a very dark overcast day) and quickly reduce over distance so that within the vehicle manoeuvring areas the level reduces to as little as 0.3 lux (similar to a full moon on a clear night). In this area the proposed bollard lights are 1 metre high and hooded to reduce upward light.

In the rear (south) side of the building all of the under eave lights have been removed with the exception of 4 units at the eastern end of the building where there is a patio area which also leads to an entrance from the car park. At the face of the building the luminance is around the 250-300 lux level (equivalent to low level office lighting); this provides lighting focussed on the patio blending into the lower luminance levels of the car park. No specific lighting is proposed around the remainder of the building other than that related to the application for signage reported elsewhere.

Officers consider that, in the context of the character of the area the proposed lighting is acceptable and represents an appropriate level given the nature of the use and the public access involved.

2. With the removal of the lights on the front of the building the closest lighting to the highway forms part of the car park illumination. As a result the lux levels at the A27 are reduced to 0.1 (half that of a full moon on a clear night). In view of the comments of the Director of Planning and Environment (Highways), this is considered to be acceptable.

3. The issue of the impact on nature conservation has been raised by a number of representations and is a material planning consideration.

No objection was raised by Natural England to the original submission. The revised plans show even less light spill over the area of the Creek. The 0.1 lux levels extend only across part of the 'lagoon' area which is not considered to be unacceptable in view of the consultation views expressed. Nonetheless, following the comments of the Director of Planning and Environment (Ecology), clarification has been sought as to lighting times and the methods for controlling this. The applicants have confirmed that the lights will be controlled to come on at dusk (either by appropriately positioned photo cell or solar dial time clock) and time clock controlled to go off just after closing time.

Officers are of the view that the amended, reduced lighting scheme is acceptable and should be approved.

Recommendation

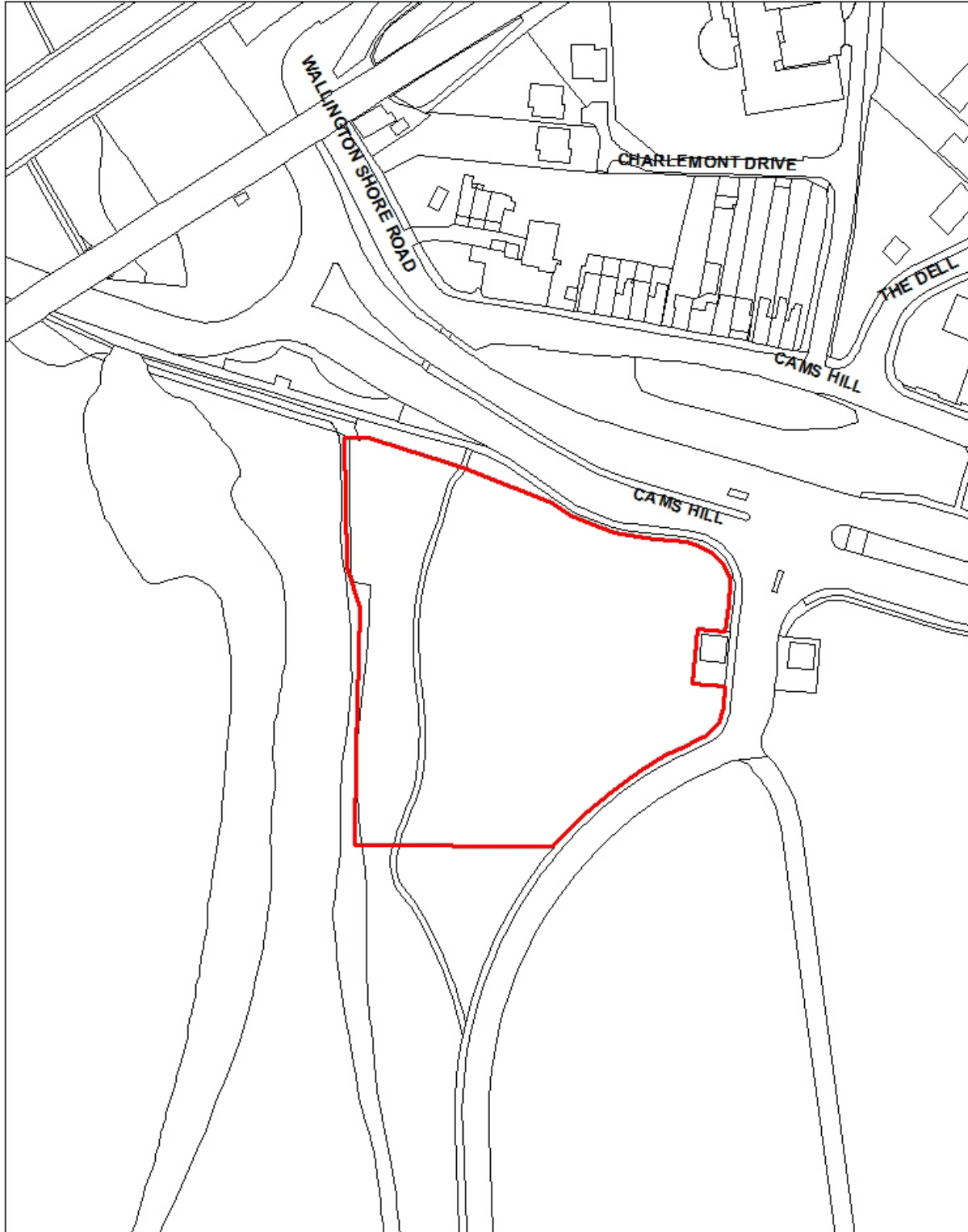
APPROVE

Background Papers

P/09/0892/DP/F

FAREHAM

BOROUGH COUNCIL



Cams Hill Estate
Scale 1:1,250



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