

<b>LOCATION:</b>	Car Park, Southcote Park, Portsmouth Road, Camberley, Surrey, ,
<b>PROPOSAL:</b>	Installation of one new lighting column and replacement lighting head to the three existing columns
<b>TYPE:</b>	Full Planning Application
<b>APPLICANT:</b>	Miss Rachael Bradbury
<b>OFFICER:</b>	Shannon Kimber

An application of this type would usually be determined under the Council's Scheme of Delegation. However, this application has been reported to the Planning Applications Committee because the Council is the applicant.

## **RECOMMENDATION: GRANT, subject to conditions**

### **1.0 SUMMARY**

- 1.1 The application is for the installation of one new lighting column and the replacement of the light heads on the existing three lighting column. All lighting would be energy efficient. The installation of a lighting column would improve the safety of the area for users of the park. The proposal would not be visually incongruous and would not result in a disproportionate amount of light spill to the detriment of the occupiers of neighbouring dwellings or wildlife.
- 1.2 The application is therefore recommended for approval, subject to conditions.

### **2.0 SITE DESCRIPTION**

- 2.1 The application site comprises of a car park, which is located at Southcote Park. The access is height restricted and is taken from an un-adopted road, Southcote Park, which is to the south-east of Portsmouth Road. The surrounding area is predominantly residential.

### **3.0 RELEVANT HISTORY**

- 3.1 98/0083 Erection of two 8 metre high floodlighting columns and installation of two 2kw lamps per column, realign six existing 2kw lamps on existing 8 metre columns. Resurfacing of all courts, creating an additional tarmac area on Court 3, and relaying foundations on Courts 4 and 5. Erection of three additional 4 metre high pathway lighting columns with 150w sodium lamps. Approved 13.08.1998

### **4.0 THE PROPOSAL**

- 4.1 Full planning permission is sought for the installation of one new lighting column and the replacement of the light heads on the existing three lighting columns.

- 4.2 The proposed and the replacement lights would be energy efficient LED lights. The three existing lights are adjacent to an existing footpath linking the car park to the tennis club. The proposed lighting column would be between the path and the north-eastern corner of the car park. The aim of the proposal is to allow for extra illumination in order to increase a feeling of safety and to discourage anti-social behaviour.
- 4.3 The proposed lighting column would have a maximum height of 4.4 metres. There would be no alteration to the height of the existing columns. The existing lighting operates 5pm to 10pm in winter and 8pm to 10pm in summer. There is no proposal to alter these times and the new column would conform with these existing times.
- 4.4 This submission is supported by a planning statement and design and access statement; lighting manufacturer specifications and light spillage diagram; and, an ecological survey and walkover report.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey Wildlife Trust No objections or requirements to make.
- 5.2 Environmental Heath No objections or requirements to make.
- 5.3 Country Highway Authority No comments received at time of writing

## **6.0 REPRESENTATION**

- 6.1 A total of 6 individual letters of notification were sent out on the 01.02.2023. Following the receipt of amended plans and a revised description, the neighbouring properties were again notified on the 09.2.2023, with a revised deadline for comments of the 23<sup>rd</sup> February. At the time of preparation of this report no representations have been received.
- 6.2 Any comments received between the preparation of this report and the planning application committee, will be reported on the update report.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The application site is located within the defined settlement boundary, as set out in the proposals map included in the Core Strategy and Development Management Policies document 2012 (CSDMP). For this proposed development, consideration is given to policies CP13, CP14A, DM9 and DM15 of the CSDMP and the National Planning Policy Framework (NPPF).
- 7.2 The main issues to be considered within this application are:
- Principle of the proposal and the impact on the character of the area
  - Impact on residential amenity of neighbouring properties
  - Impact on ecology and trees

### **7.3 Principle of the proposal and the impact on the character of the area**

- 7.3.1 Para 127 of the National Planning Policy Framework (NPPF) requires good design principles; subparagraphs a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; c) are sympathetic to local character; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

- 7.3.2 Policy CP13 of the CSMDP seeks to strengthen the role of the green infrastructure network. Policy DM9 relates to design principles. DM15 protects green spaces in settlement areas by restricting development to appropriate informal recreation uses or facilities.
- 7.3.3 The aim of the proposal is to enhance the use of the established recreational area and to ensure a safe environment within the local area.. The applicant's statement explains how the proposed installation of an additional light would allow pedestrians to further see hazards, orientate themselves, recognise other pedestrians and feel more secure, particularly in winter months when it gets dark much earlier. The statement goes on to explain that the light has the potential of helping to reduce the risks and fears of antisocial behaviour in the Car Park and Southcote Park. The extra light would particularly aid the safety of the female members of the Tennis Club, who have in the past expressed that walking along the bottom of the pathway to the Car Park in the dark can make them feel more vulnerable. Additionally, the replacement of all of the lighting with more energy efficient LED lighting is welcomed. In principle, therefore, there is no objection to this proposal.
- 7.3.4 In terms of visual amenity the proposed lighting column would be 4.4m tall similar in height with the existing lighting columns, therefore in keeping with the appearance of the existing columns. The placement of the new column would be at the end of the existing pathway where it joins the car park and given the proposed location it would not appear incongruous, but preserve the visual amenity of the area. The surrounding area is residential and within this wider context, where existing street lighting exists, the column would not be visually intrusive. In character terms, the proposal would therefore comply with the NPPF and the relevant policies of the CSDMP.

#### **7.4 Impact on residential amenity of neighbouring properties**

- 7.4.1 Policy DM9 of the CSDMP states that development will be acceptable where the proposal respects the amenities of the occupiers of neighbouring properties and uses. This is supported by para 127(f) of the NPPF, which seeks to create a high standard of amenity for existing and future users.
- 7.4.2 Southcote Park extends to the south and east beyond the site of this proposed development. To the north of the site, Portsmouth Road separates the site from the residential dwellings to the north and north-west. This highway has existing street lighting. There are two residential properties to the west of the site, 49 and 51 Portsmouth Road. There will be a minimum distance of 46 metres between the proposed lighting column and the built form of number 49, the closest neighbouring property. The existing car park is an intervening feature between this dwelling and the proposal column. Environmental Health have been consulted regarding this application. They are satisfied that the light calculations fall within required parameters, as such, the development would not result in an adverse impact on the amenities of occupiers of neighbouring properties.
- 7.4.3 It is considered that the proposal would not lead to a negative impact on the residential amenities of the occupiers of the surrounding dwellings, in terms of light pollution. The proposal would comply with the NPPF and policy DM9 of the CSDMP.

#### **7.5 Impact on ecology and trees**

- 7.5.1 Paragraphs 174 to 185 of the NPPF set out the importance of protecting and enhancing habitats and biodiversity. Policy DM9 of the CSDMP seeks to protect trees worthy of retention. Policy CP14A states that the Council will seek to conserve and enhance biodiversity within Surrey Heath.

- 7.5.2 A survey has been prepared by the Surrey Wildlife Trust (SWT) (Ecology Services). The SWT is also used as the consultee although this is with the

The trees closest to the proposed development have been assessed as having low suitability for roosting bats. SWT (have commented on this application and raised no objections.

- 7.5.3 Whilst it is noted that there are many trees on the wider site outlined in blue, which make a significant positive contribution to the character of the area, the area for the new lighting column requires a relatively small area of work and would not result in an adverse impact on the health of any important tree.
- 7.5.4 It is considered that the proposal would not lead to a negative impact on ecology or trees. The proposal would comply with the NPPF and policies DM9 and CP14A of the CSDMP.

## **8.0 POSITIVE/PROACTIVE WORKING**

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
  - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
  - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
  - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.
- 8.2 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this Duty.

## **9.0 CONCLUSION**

- 9.1 The proposed development is acceptable in principle. It is considered that the development would not result in an adverse impact on the character of the surrounding area, residential amenities of the occupiers of the neighbouring dwellings or ecology or trees. The proposed development would comply with the NPPF and policies CP13, CP14A, DM9 and DM15 of the CSDMP. The application is therefore recommended for conditional approval.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

Site Location Plan, Drawing reference: REV A, Received 07.02.2023  
Proposed Block Plans, Drawing reference: REV A, Received 07.02.2023  
Proposed Elevations, Drawing reference: 97.01 Rev A, Received 29.09.2021  
Lighting Design Plan, Drawing reference: D48151/PMU/A, Received  
Surrey Wildlife Trust Ecology Survey, Document reference: 6106-A, Received  
11.01.2023  
Design Report and Data Sheet for Lighting, Received 03.01.2023  
Design and Access Statement, Received 03.01.23  
Planning Statement, Received 03.01.2023  
Unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The lighting column and replacement light heads hereby approved shall not be operated after 2200hrs on any day without the prior permission in writing of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of neighbouring properties and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

4. The lighting column and replacement light heads hereby approved shall be installed as per the manufacturer details submitted. They shall be maintained at all times to the reasonable satisfaction of the Local Planning Authority, and any replacement bulbs shall be of the same LED type and lux specification.

REASON: In order to ensure that the lighting is maintained in such a condition so as not to be visually intrusive to occupiers of neighbouring residential properties and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

### **Informative(s)**

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Further information on how this was done can be obtained from the officer's report.