

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	10 th May 2006
AUTHOR/S:	Director of Development Services	

S/0563/06/F – Sawston External Lighting and Columns – Medical Centre Site, London Road for Primary Asset Management

**Recommendation: Approval
Date for Determination – 18th May 2006**

Site and Proposal

1. The application site is located on the east side of London Road and to the south of allotment land. On the east side of the site is recreation ground whilst to the south and west are residential properties. The site is occupied by a medical centre building which is presently under construction and nearing completion. Members may recall that permission was granted for this building following consideration at Committee in November 2004.
2. The full application, submitted on 23rd March 2006, seeks to erect 6 x external lighting columns on the site. The proposed lights would be enclosed fixed-head floodlights (150w sodium lamps) contained within a black metal surround measuring 650mm x 485mm x 190mm deep, which would be mounted on 4 metre high poles. The lighting projects downwards and is designed so that there is no upward light pollution. 2 of the lights would be positioned just inside the western/roadside boundary of the site whilst the remaining 4 lights would be sited close to the northern boundary and adjacent to the parking areas.

Planning History

3. **S/1964/04/RM** – Reserved Matters Consent for the medical centre building was approved following consideration at Committee in November 2004.
4. **S/2392/02/O** – Outline planning permission was granted for the medical centre with all matters being reserved for further consideration.

Planning Policy

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
6. **Policy ES3** of the South Cambridgeshire Local Plan 2004 states that, in considering proposals for lighting, the Council must be satisfied that:
 - a. The proposed lighting scheme is the minimum required to undertake the task;
 - b. There is no light spillage above the horizontal;
 - c. Measures are in place to ensure the lighting does not have an adverse impact upon nearby residential properties;
 - d. There will be no dazzle or distraction to drivers, cyclists or pedestrians.

Consultations

7. **Sawston Parish Council** objects to the application stating:

“The Parish Council would like more information on the following items before a decision can be made:

- a. Hours of use of lights
- b. Type of light and quality of light
- c. Light nuisance to the nearby houses.”

8. **Chief Environmental Health Officer** raises no objections.

Representations

9. Letters of objection have been received from 3 local residents of London Road. The main points raised are:

- a. The details of the lighting to be used were not very clear;
- b. What are the hours of operation of the lights?
- c. Problems of light pollution if lights are to be on all night;
- d. There is no information on the design of the lighting columns;
- e. The plans do not show where the lighting columns will be sited.

Planning Comments – Key Issues

10. The key issues to consider in the determination of this application are:

- a. The visual impact of the lighting;
- b. Neighbour impact.

11. Although the plans are not particularly clear, the position and direction of the proposed lighting columns are marked on the drawings. These show 2 lighting columns adjacent to the roadside boundary of the site and 4 columns near to the northern boundary, with all lights facing into the site. The lighting is required to illuminate the driveways and staff and visitor car parking areas. Isoline contours are marked on the plan and these show that the beam of maximum intensity (50 lux) is confined to an approximately 8 metre wide x 6 metre deep area directly around the light source. Given that the lights face into the site and the light source is enclosed at the sides and top, there would be very little or no light spillage beyond the boundaries of the site, including onto the adjoining footpath and road, and this is demonstrated by the isolines on the submitted drawings. The Chief Environmental Health Officer is satisfied that the lighting would not harm the amenities of nearby residents and has therefore not recommended that a restriction on the hours of lighting be attached to any consent. To the best of my knowledge, the applicants require the lighting to be on all night for security reasons.

12. The lighting details submitted with the application are poor photocopies and do not clearly demonstrate that the light source would be enclosed at the top. I have therefore requested clearer details. In addition, although the drawings state that the lights would be attached to 4 metre high galvanised columns, no details of the diameter/design of the columns has been submitted and, again, these have been requested. Providing the columns are of a slimline design, I am satisfied that, at 4 metres high, they would not be unduly intrusive features in the streetscape.

Recommendation

13. Subject to the receipt of clearer details of the lighting and satisfactory details of the columns, approval:

1. Standard Condition A – (Reason - A);

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development);
 - South Cambridgeshire Local Plan 2004: ES3 (Commercial and Recreational Lighting Facilities)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity;
 - Visual impact;
 - Light pollution.

Background Papers: the following background papers were used in the preparation of this report:

Cambridgeshire and Peterborough Structure Plan 2003

South Cambridgeshire Local Plan 2004

Planning application refs: S/0563/06/F; S/1964/04/RM and S/2392/02/RM

Contact Officer: Lorraine Casey – Senior Planning Assistant
Telephone: (01954) 713251