

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

24 May 2017

Item: 4

Application No.:	17/01019/FULL
Location:	Windsor Girls School Imperial Road Windsor SL4 3RT
Proposal:	Erection of 9 x 8m high external lighting columns.
Applicant:	Mrs Longworth-Krafft
Agent:	Mr Simon McNabb
Parish/Ward:	Windsor Unparished/Clewer East Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

- 1.1 The application is for 9 x 8m tall external lighting columns within the car parking areas of Windsor Girls School. The columns will be metal and finished in light grey. It is not considered that there would be any harm caused to the character and appearance of the area.
- 1.2 The lights are positioned around the outside edges of the car park and overflow car park that were approved under 16/01031. The lighting columns are set well away from residential properties with the exception of the Caretaker's cottage the nearest residential property is over 50 metres away. It is also proposed for the lights to be switched off between 20:00 and 6:30 to Monday to Friday and 17:00 and 09:00 on weekends. This can be controlled by condition. (See condition 3)
- 1.3 The lighting columns would not harm any on site trees; however, details of the electricity runs will be necessary to demonstrate that trees will not be adversely impacted. (See condition 5)
- 1.4 The nearest lighting column is 30m from the adopted highway (Imperial Road) and there is an element of tree screening between the columns and the highway. Given the equipment being used, the distance from the highway and the existing lighting levels in the area it is considered that there would not be any highway safety implications.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council own land at the application site and as such the Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is located on the corner of Imperial Road and Longbourn. The school consists of a cluster of buildings dating back to the 1970's and is surrounded by green space and deciduous trees. The site is located close to two tree preservation areas (one to the south and one to the north of the site) and there are a number of mature trees along the Imperial Road frontage. The school has recently been granted permission for extensions to the front of the site and as part of this the car parking areas will be re-configured.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
02/82901/FULL	Erection of single storey and two storey side extensions and single storey front and rear	Permitted 06.02.2003

	extensions.	
04/85500/FULL	Erection of a 2 store infill extension.	Permitted 07.03.2005
12/00152/FULL	Construction of a sports hall with attached single storey facilities building and plant equipment.	Permitted 30.03.2012
16/01031/FULL	Single storey infill extension, two storey front extension, demolition and relocation of bin store and cycle shelter, amendments to fenestration, cladding of reception block reconfiguration of parking and associated landscaping.	Permitted 05.10.2016

- 4.1 The proposal is for 9 x 8m tall lighting columns which are to be located around the outside edge of the car parks approved as part of application 16/01031. Each column will be metal and will be finished in light grey. It is conditioned that the lighting shall not operate between the hours of 20:00 and 6:30.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Section 7 (requiring good design)

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees	Amenity
DG1	P4, T5	N6	NAP3

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Other Local Strategies or Publications

- 5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- Character and appearance
- Highway safety
- Trees/landscaping
- Residential amenity

Character and appearance

- 6.2 The proposed lighting columns are proposed around the existing and re-configured car parking areas which are to the front of the school site adjacent to the Imperial Road Frontage. This frontage is lined by mature trees which partially screen the school from the road; however, some views of the lighting columns would still be possible. The lighting columns would be viewed

against the backdrop of the existing school buildings and would not therefore have a significant visual impact on the character and appearance of the area or the street scene in general. The scale and design (light grey metal) of the lighting columns is also considered appropriate. The illumination would not be significant in the context of the area in which there are a number of residential and commercial properties as well as street lighting which all produce light. It was suggested by the Environmental Protection Officer for lights to be switched off between 22:00 and 07:00 in order to prevent light pollution, however, the proposed hours within the application forms are shorter (20:00 and 06:30) and as such it has been conditioned for the lights to be operated in accordance with these proposed hours. (See condition 3).

Highway Safety

- 6.3 The closest lighting column is 30m from the adopted highway (Imperial Road – B3173), however, there is an element of tree screening separating the lighting columns from the highway and the area already benefits from street lighting. Given this separation and given the levels of illumination (proposed and existing) it is not considered that there would be any distraction caused to motorists or any highway safety implications. The proposed lighting columns would not impact on the number of parking spaces within the car park.

Trees/landscaping

- 6.4 The proposed lighting columns would not impact on any soft landscaping within the re-configured car park. There are 2 Tree Preservation Order Areas near the site. However, the lighting columns would be set well away from these areas so would have no impact. No other on site trees would be harmed as a result of the lighting columns. However, details of the electricity cables will be necessary to demonstrate that trees will not be adversely impacted by any of the works in connection with the lighting columns (see condition 6) – this matter can be left to condition as there would be sufficient space within the car parks to ensure the electricity cables will not have a detrimental impact on the trees but there is a requirement to agree the precise locations.

Residential Amenity

- 6.5 With the exception of the Caretaker’s cottage the closest lighting column is over 50m from residential properties. Given the low levels of illuminance proposed this distance is more than sufficient to prevent any significant light nuisance being caused to neighbouring properties. The lighting will also be switched off between 20:00 and 06:30 hours to further ensure that the proposals will be neighbourly. While the Environmental Protection Officer had requested that the lights be turned off until 07:00 hours, the lighting is considered acceptable irrespective of the hours being proposed.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

97 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 20.04.2017

No letters were received in response to the consultation carried out.

Other consultees

Consultee	Comment	Where in the report this is considered
Lead Local Flood Authority	No comments to make regarding the application	This is not a 'major' development so there is no requirement to

		minimise flood risk from drainage.
Trees	No objections in principle to the position of the lighting columns, however, further details must be submitted to show the electricity runs, so it can be demonstrated other trees won't be adversely impacted	Paragraph 6.4
Environment Protection	No objections subject to conditions restricting hours of use.	Paragraphs 6.2 and 6.5

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 The lighting shall not be operated between the hours of 20:00 and 06:30.
Reason: To prevent light pollution. Relevant Policies - Local Plan DG1
- 4 Prior to the installation of the lights full details of the electricity runs for the lighting columns shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the works will not be harmful to the viability of on site trees. Relevant Policies - Local Plan N6
- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.