



Delegated Report

Planning Application

Application no:	20211349
Location:	Spar Stores 8 The Parade Wrotham Road Meopham
Description:	Application for approval of condition 5 attached to planning permission reference number 20210771 relating to the external lighting.
Applicant:	Mr Peter Patel, Zola Limited

Submitted Documents/Plans

Covering Letter Dated 26 October 2021;
Application Form Dated 27 October 2021;
Drawing no. PC5-1 (Site Location Plan and Block Plan);
Drawing no. PC5-2 (Proposed Floorplan);
Drawing no. PC5-4 (Proposed Rear Elevation Lighting Plan); and
Floodlight Specification (Timeguard).

~~Drawing no. PC5-3 (Proposed Front Elevation);
Costcutter Alpen Signs Code 27272 Dated 12/05/2021.~~

Relevant Planning History

20210771 Erection of a single storey rear extension to expand a Class E unit. Combining two single Class E units into one large shop unit, internal alterations and alterations to shop front facade at ground floor level.

Permitted 03/09/2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2019) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2019), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2019)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)

Consultations, Publicity and Representations

Meopham Parish Council

No objection.

GBC Environmental Protection Team (Regulatory Services)

Having looked at the plan and surrounding properties, I don't see that this lighting would cause an issue due to the fact there is already an identical light fixture in place and as far as I can tell the proposed light would only illuminate the garages in front and not causing any light pollution to the adjacent properties if the light is angled correctly.

Analysis

Condition 5

5. Prior to the first occupation of the development hereby approved, details of all proposed external lighting of the site shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details before the extended retail floorspace hereby permitted is first brought into use. No additional lighting shall thereafter be installed on the site or extended building without the grant of further specific planning permission from the Local Planning Authority.

Reason: *In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).*

The application as originally submitted inadvertently included details of the illuminated signage which in fact requires separate advertisement consent. The proposed advertisements require consent in their own right and a separate application. The Agent was advised to remove the details relating to the advertisement from the application, and proceed with the lighting to rear only. The Agent agree and the following documents have been removed from the application;

- Drawing no. PC5-3 (Proposed Front Elevation);
- Costcutter Alpen Signs Code 27272 Dated 12/05/2021.

The remaining documents relating to the floodlight at the rear. Two lights are proposed due to the staggered nature of the rear of the property. The floodlights are typical lighting for this location and is not considered excessive. Environment Protection have confirmed that the details are satisfactory. They lights can be tilted to minimise any impact on any neighbouring property.

It is considered that the details submitted in relation to condition 5 are satisfactory and the condition can be discharged.

Conclusion:

The Local Planning Authority is satisfied with the details submitted in relation to planning approval 20210771 for the erection of a single storey rear extension to expand a Class E unit, combining two single Class E units into one large shop unit, internal alterations and alterations to shop front facade at ground

floor level, and it is considered that condition 5 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1st February 2022	Dated:	2nd February 2022