

Delegated Report

Planning Application

Planning Application No: 20211322

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 11 attached to planning permission reference number 20190503 relating to the external lighting details.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Submitted Documents/Plans

Application form;
Covering Letter dated 6th October 2021;
Balcony Lights;
Car Park Lighting;
External Wall Lighting;
Drawing No. ST PATRICK'S/01 – Ground Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/02 - Ground Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/03 - First Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/04 - First Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/05 - Second Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/06 - Second Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/07 - Third Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/08 - Third Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/09 – Fourth Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/10 - Fourth Floor Electrical Services Sheet 2 of 2; and
Drawing No. ST PATRICK'S/19 – External Landscape Lighting Layout.

Relevant Planning History

20190503 - Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted 27.09.2019**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the NPPF (2021) sets out that 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 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 that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

GBC - Environmental Protection Team (Regulatory Services)

This service has examined the proposed plans and in principle are pleased with the information submitted and can recommend discharge of condition 11.

Officer's Analysis

Condition 11

Prior to the first occupation of the development hereby approved, details of all proposed external lighting 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 and no additional external lighting shall be provided on the site.

The following information has been submitted to discharge condition 11

Application form;
Covering Letter dated 6th October 2021;
Balcony Lights;
Car Park Lighting;
External Wall Lighting;
Drawing No. ST PATRICK'S/01 – Ground Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/02 – Ground Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/03 – First Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/04 – First Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/05 – Second Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/06 – Second Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/07 – Third Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/08 – Third Floor Electrical Services Sheet 2 of 2;
Drawing No. ST PATRICK'S/09 – Fourth Floor Electrical Services Sheet 1 of 2;
Drawing No. ST PATRICK'S/10 – Fourth Floor Electrical Services Sheet 2 of 2; and
Drawing No. ST PATRICK'S/19 – External Landscape Lighting Layout.

The Information submitted is acceptable for the car park - 3 of the following lights are proposed;



Datasheet

Viva-City Pro



Product Description

A modular, slimline, performance street lantern with improved efficacy and output. Viva City Pro offers a choice of optics with asymmetrical distribution including an area optic.

Specification Text

The luminaire shall be manufactured from high pressure

Key Features

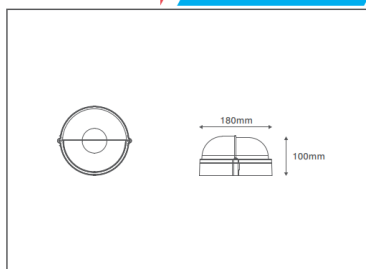
- 15.0 - 180.0W
- 2,250 - 24,660 Luminaire Lumens
- Efficacy up to 150.0 lm/W
- 4000K, CRI >70
- Lifetime >100,000hrs, L80



No external lighting is proposed for the space to the rear play area (which is sufficiently light by surrounding street lights). To the front of the property sufficient lighting is provided from Valley Drive.

For each balcony the following discreet lighting is proposed;

Description: 60W Max. E27 Round Bulkhead With Eyelid - IP54 - Black



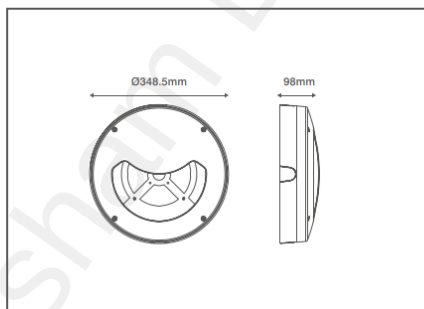
External wall lighting is shown on the following plans:
Drawing No. ST PATRICK'S/01 – Ground Floor Electrical Services Sheet 1 of 2; and
Drawing No. ST PATRICK'S/02 - Ground Floor Electrical Services Sheet 2 of 2.

Product Code: OV9002BK

Description: Metal Housing For Inceptor® EVO Utility Bulkhead - Eyelid - Black



General Information



GBC - Environmental Protection Team (Regulatory Services) have been consulted and raise no objection. No conflict with Policy CS19 (LPCS).

Conclusion & Recommendation

Discharge condition 11

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
----------------------	-----------------	---------------------	-----------------

Signed:	<i>R Hart</i>	Signed:	
Dated:	17th November 2021	Dated:	03 December 2021

Gravesham Borough Council