



Delegated Report

Discharge of Planning Conditions Application

Planning Application No: 20230848

Location: Ellenor Coldharbour Road Northfleet Gravesend

Description: Application for approval of conditions 5 and 12 attached to planning permission reference number 20230645 relating to full details of any new external lighting to the site, buildings and car park as amended, including details of the re-siting of any existing lighting for each building and full details of the proposed soft landscaping.

Applicant: Mr Ian Vince, Barnes Construction

Site Visit Date: 26/05/23

Submitted Documents/Plans

Application Form
EH001-LLD-ZZ-XX-DG-L-200 C01 – Detailed Planting Plan
EH001-LLD-ZZ-XX-DG-L-201 C01 – Detailed Planting Plan
EH001-LLD-ZZ-XX-DG-L-202 C01 – Detailed Planting Plan
DIALux Plan (as amended dated 22.09.2023)
External Lighting Document (as amended dated 22.09.2023)
Detailed Plant Schedule and Specification
Long Term Soft Landscape Management Plan
Planning Statement

Superseded Documents:

~~External Lighting Document~~
~~DIALux Plan~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230650	Application for approval of conditions 4 attached to planning permission reference number 20220645 relating to samples of the external facing materials and finishes for each individual building or works of surfacing.	Details Approved	28.09.23
20230803	Application for non-material amendment to planning permission reference number 20230645 relating to roof to wellbeing extension raised slightly, mechanical and electrical design (M&E)- removed ventilation ductwork from existing wellbeing roof, red brick bands (existing or new not indicated on approved planning drawings) extending from existing wall (west elevation) around part	Approval	28.09.23

	of the new gable extension (west and part-south elevation)- new red brick bands added under enlarged replacement window and new extension window, workshop outbuilding omission (and retention of existing portacabin)Replacement of Acc WC 2 window like for like aesthetic (north elevation facing car park), ground floor link extension external wall changed to brick (on courtyard garden side)- was zinc, windowsill been lifted 150mm to two proposed windows on the new wellbeing extension facing the courtyard garden (north elevation) - where ground level rises up, external door/ window appearance altered (explored in more detail throughout), new Coldharbour Road to garden path wider and shape changed, incl retaining wall, fence line and railing type, rain water pipes quantities increase near canopy/flat roof infill (3no. instead of 1no.) Minor change of appearance to flat roof infill from planning Section A-A, extent of relocated plant (more now shown than on the S73; to service yard and rear wall facing Marks Sq behind body store), First floor dormer slight amendments to shape and appearance.		
20230645	Application for variation of conditions 2 of planning permission reference 20220633 to allow rear service yard and Service Store Outbuilding layout changes (including adjustments to room positions, room names, road position, kerbs, hardstanding, bollards and hard surfacing layout), Service Store Outbuilding roof eaves and rainwater goods material changes, Marks Sq gates and boundary treatment alterations and rear entrance canopy amendments in terms of shape and position, alterations to path, relocated plant and changes to design of first floor dormer.	Permitted	26/09/23
20220633	Minor material amendment application for variation of conditions 8 and 9 attached to planning permission reference no. 20190756, as subsequently amended by planning permission reference no. 20211398, for expansion and refurbishment of the existing Ellenor Hospice; to allow a phased development of the site in respect of the submission of details of materials, surface treatments and boundary treatments and in respect of details of external lighting.	Permitted	08/08/22
20211398	Minor material amendment application for variation of conditions 2, 10, 13, 14 and 16 attached to planning permission reference no. 20190756 for expansion and refurbishment of the existing Ellenor Hospice; to allow for phasing of the project, amendment of the design to accommodate measures to improve ventilation including minor increase in height, amendment to plant enclosure, various external amendments to doors, fenestration, fencing and hard surfaces etc., and relocation of parking due to anomalies in ownership areas.	Permitted	27/01/22
20190756	Expansion and refurbishment of the existing Ellenor Hospice to provide 12 en-suite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the	Permitted	23/10/19

	existing hospice layout; construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station.		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

Consultees

GB Highways

10/8/23 –

An application that lacks some detail but provides enough information to make a judgement.

The lighting scheme proposed appears to provide an excessive amount of illumination, although I cannot be absolutely certain as an isoline plan showing defined lighting levels at intervals of 5 lux is not submitted.

The highest levels in the car park shown are 20 lux whilst on the footway to the east the brightest levels are 40 or more lux.

It is understood that the Chartered Institution of Building Services Engineers gives the following guidance for car parks



CAR PARK

View more detailed lighting design recommendations for **Car Park** >>

Light Traffic

5 Lux

Medium Traffic

10 Lux

Heavy Traffic

20 Lux

As the Ellenor Hospice is only liable to be subject to light traffic an average of 5lux would seem appropriate, although this will result in areas of higher illuminance immediately adjacent to the lighting units, Exterior Scene 1 / Calculation surfaces (results overview) suggests an average of 14 lux.

With regards to the light levels on the footpath to the east of the building I'm having trouble understanding why they are with a range between 4.93 and 85 lux. And averages between 19 and 32 lux depending on the walkway being considered Consideration should be given to reducing the lighting and/or switching it off no later than 10pm, with possible PIR detection for sections if required for security or late-night use by residents. I would consider 10 to 15 lux average should be fit for purpose.

The Obtrusive light limitations for exterior lighting installations-general observers- ILP UK Recommendations 2011 suggests that pre-curfew light intrusion into windows should be no more than 10 lux reducing to 2 lux post-curfew.

27/09/23 –

Considering the other two documents, the proposals are acceptable. The contour drawings do show the hot and cold spots but most importantly how quickly the levels of illumination reduce as you move away from the area being illuminated.

I have no objections.

Environmental Protection

09/10/23 –

This Service has reviewed the information submitted from External Lighting Plan/Report carried out by EASILUME, Dated 22.09.23.

In principle this Service is satisfied with the information submitted in relation to the discharge of condition 5 relating to External Lighting Details. However, we ask that before final discharge is made, the quantities/specifications are confirmed prior to order or installation by Easilume Ltd as stated in their report.

Proposal

This application seeks consent to approve and discharge conditions 5 and 12 of approved planning application 20230645.

It is noted that some of the documents refer to conditions 9 and 16 of 202306333. However, the description was amended following approval of 20230645 to refer to the most recent planning approval and correct condition number as agreed by the planning agent.

Condition 5 is as follows:

Lighting

5. *Notwithstanding the details shown in the approved drawings full details of any new external lighting to the site, buildings and car park as amended, including details of the re-siting of any existing lighting for each building, shall be submitted for the approval of the Local Planning Authority before the commencement of any above ground works on the building to which they relate, or for external lighting that is freestanding, prior to the installation of any new lighting.*

The lighting shall be implemented in accordance with the approved details for each building prior to the occupation of the building for which the details relate.

Reason: No such details have been submitted and in the interests of visual amenity and avoiding light pollution and pursuant to Gravesham Local Core Strategy Policy CS19: Development and Design Principles.

Condition 12 is as follows:

Soft Landscaping Scheme

12. Notwithstanding the landscaping details accompanying the application as shown in the approved drawings or as set out in the Arboricultural Survey Report by Phlorum Limited February 2019 and Arboricultural Impact Assessment by Phlorum Limited November 2021 and prior to the first occupation of any part of the development hereby approved, full details of the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The scheme shall demonstrate that native species and ecological enhancement features will be included within the site as detailed within Preliminary Ecological Appraisal (Phlorum, October 2021). Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of any part of the development hereby approved. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with trees or plants of a similar size and species during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented and maintained in the long term in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Officer's Analysis

Lighting

The purpose of condition 5 is to ensure an appropriate quality of visual amenity and to avoid light pollution. The details provided indicate that a number of streetlamps and bollards would be used within the site, particularly around the car parking areas and pedestrian pathways. The DIALux Plan as amended shows the luminance levels of the site and that the most intense areas of luminance will be central to the site, and limited light will extend to the street and external areas. Both the GBC Highways Officer and the GBC Environmental Protection Officer are satisfied with the lighting levels. The Environmental Protection Officer adds that before final discharge is made, the quantities/specifications should be confirmed prior to order or installation by Easilume Ltd as stated in their report. This will be included as an informative if the details are approved. It is considered that the details provided would meet the requirements of Condition 5 and the visual amenity of the area would be of an appropriate quality and significant levels of light pollution would be avoided.

Soft Landscaping

The purposed of Condition 12 is to ensure high quality of visual amenity is implemented and maintained in the long term. The landscaping details provided show a mix of trees, hedgerows and other plants, with inclusion of a number of native species. The Long Term Soft Landscaping Management Plan details the landscape management responsibilities would be undertaken by a fully insured landscape management contractor. They have indicated some areas would be maintained by volunteers and gardening club such as proposed raised wooden beds. The plan included details to protect existing trees and vegetation during construction and post maintenance and management of soft landscaping, including watering, pruning, weeding, mulching, trimming, litter/debris removal, grass replacement and mowing etc. The details provided would ensure a high-quality visual amenity with use of appropriate species, in appropriate locations. The

details provided would also ensure the longevity of the soft landscaping, resulting in a long term provision of soft landscaping. The proposed development would meet the requirements of condition 12 and would ensure high-quality, long term provision of soft landscaping enhancing the visual amenity of the scheme.

Conclusion & Recommendation

The details provided would be acceptable in meeting the requirements of condition 5 and 12 of planning approval 20230645. The recommendation is to discharge conditions 5 and 12.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30 th October 2023	Dated:	31 October 2023