



Delegated Report

KCC Consultation

Planning Application No: 20211369

Location: Mayfield Grammar School Pelham Road Gravesend Kent

Description: KCC Consultation - GR/20/156/R16 - Details of External Lighting pursuant to condition 16 of planning permission GR/20/156.

Applicant: Kent County Council, Planning Applications Group

Site Visit Date: 30 November 2021

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the details of an external lighting scheme submitted pursuant to condition 16 of planning permission GR/20/156 (for the demolition of an existing single storey teaching block and the erection of a detached two storey teaching block with a single storey activity studio, car park extension and associated landscaping works) at Mayfield Grammar School.

Submitted Documents/Plans

The planning application documents are available via the following link;

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/GR/0245/2020?cuuid=5490C97F-70CE-42F8-AF36-BF8C91A975CC>

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20201155	KCC Consultation - GR/20/156/R16 - Details of External Lighting pursuant to condition 16 of planning permission GR/20/156.	Observations sent	04.12.2020
20200156	KCC Consultation KCC/GR/0019/2020 Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Demolition of existing single storey teaching block and erection of detached two storey teaching block with single storey activity studio, car park extension and associated landscaping works	No objection	26.03.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;

Other documents

- Pelham Road and The Avenue Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity. In addition, the following consultation was undertaken by GBC.

GBC Environmental Protection (Regulatory Services)

This comment relates to the previous comment by this service for application 20201155 Condition 16 in which concern was raised that the lighting condition only referred to biodiversity and not the amenity of the neighbours. It was commented that;

“before we would be able to support the discharge of condition 16, we would need to be satisfied that the proposals would comply with the recommended maximum values of light parameters for the control of obtrusive light provided in the ILP guidance notes for zone E3. We would therefore request that applicant submits the following additional information for consideration:

A suitable report or addition to the existing report detailing and explaining in plain English the lighting impact of the scheme on neighbouring light sensitive properties surrounding the site and

confirm compliance with The Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light such that its impact on existing and permitted residential properties is not greater than those for Environmental Zone E3 in the ILP guidance notes.

The report shall include suitable predictions of light intrusion on the vertical plane demonstrating and explaining:

- The source intensity at predicted and existing light sensitive properties' windows (the maximum source intensity to be seen by looking at any of the development's lights)
- The vertical illuminance at light sensitive properties' windows (how much light falls onto a window)."

The "Certificate of Conformity – Design for Minimising Obtrusive Light" submitted for application 20211369 satisfies this service that the proposals would comply with the recommended maximum values of light parameters for the control of obtrusive light provided in the ILP guidance notes for zone E3 and therefore we have no objection to the condition being discharged.

Officer's Analysis

Planning permission was granted by KCC for the demolition of an existing single storey teaching block and the erection of a detached two storey teaching block, with a single storey activity studio, car park extension and associated landscaping works under reference 20200156. This application seeks to discharge condition 16 of that permission.

Condition 16 reads as follows;

Within 3 months of commencement of the development, details of all external site/security lighting shall be submitted for the approval of the County Planning Authority, and such details shall include a lighting strategy that minimises the potential impact of lighting on foraging and commuting bats (meeting the principles of Section 3 of the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18: Bats and artificial lighting in the UK (BCT and ILP, 2018)) and thereafter the lighting shall be implemented as approved.

Reason: In order to protect local amenity and in the interests of nature conservation.

The submitted details show 28 wall mounted LED lights, located three metres above ground level, around the whole building (there are lights on each elevation) and includes a lighting design strategy for biodiversity and a certificate of conformity regarding the design minimising obtrusive light.

Design, Character and Appearance

The following images illustrate that the proposed lighting has already been installed;





It is considered that the proposed external lighting is in keeping with the design of the building and the character of the surrounding school site. It is noted that the GBC Conservation Officer has previously raised no concerns regarding the impacts of the proposal on the Pelham Road and The Avenue Conservation Area. Therefore the proposed development is in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

The proposed lighting is located on every elevation of the building at 3 metres height. The proposed western elevation faces residential properties in The Avenue, which are located some 18 metres from the boundary of the school. In addition, residential properties in Lennox Road East and Old Road West face the proposed northern and southern elevations of the building respectively, albeit from a much greater distance.

The proposal includes a certificate which shows that the proposed lighting complies with the relevant guidelines to minimise obtrusive light and no objection has been raised by GBC Environmental Protection Team. Therefore the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and cause no adverse impacts to the residential amenity of surrounding occupiers.

Biodiversity Impacts

The proposed lighting has been designed to mitigate any adverse impacts to existing wildlife and as such, the proposed development would have no adverse biodiversity impacts and be in line with Policy CS12 of the Gravesham Local Plan Core Strategy September 2014.

Conclusion & Recommendation

The proposed lighting details would be appropriate and in line with development plan policy. No objection to the discharge of condition 16 of planning permission reference 20200156.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	7th December 2021	Dated:	07 December 2021