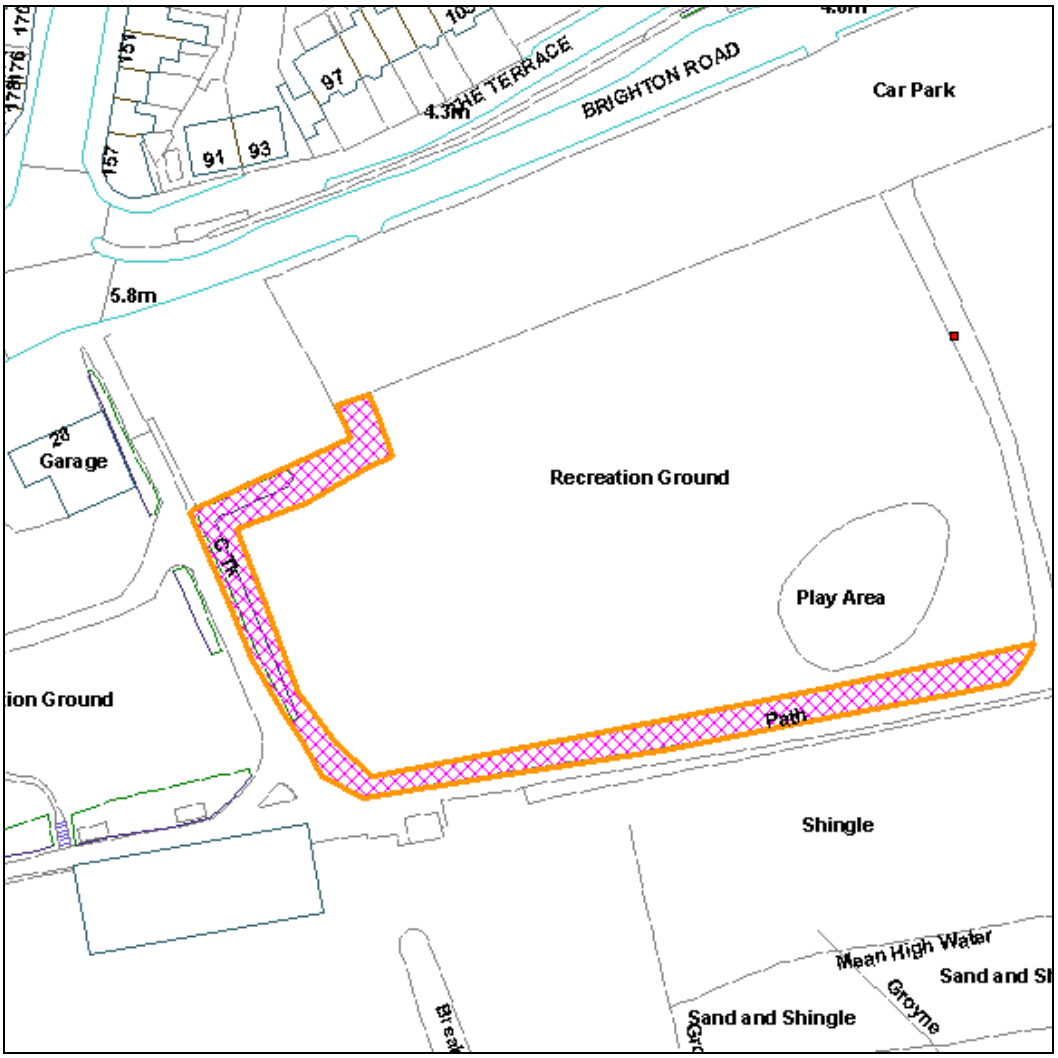
Application Number: AWDM/1515/19 **Recommendation – APPROVE**

Site: **Beach Green, Brighton Road, Lancing**

Proposal: **Provision of 8 no. 5m high LED mid-hinged tubular light poles.**

Applicant:	Lancing Parish Council	Ward:	Widewater
Case Officer:	Peter Barnett		



Not to Scale

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Proposal, Site and Surroundings

The application has been submitted by Lancing Parish Council and relates to a proposal to install 8no. lighting columns around Beach Green. The slim steel columns will be 5m high and hinged to aid with maintenance. They are to be installed on Beach Green to the north east of The Perch café, alongside the path which runs to the north of the skate park and playground, as well alongside the path leading to the bottom of South Street and along the path at the rear of the hand car wash facility. The lighting will be LED for better energy efficiency.

A supporting statement submitted with the application sets out the background to the proposal. It states:

"In April 2017, Lancing Parish Council agreed to a proposal to investigate the possibility of mid-level lighting being installed along the Beach Green to Widewater promenade. The idea had been included in the original Lancing Vision but the high amounts of previous quotations had prevented the project from moving forward.

Notwithstanding the potential costs, the first years' work on the project included consultation with local residents and the Police. Local residents were in favour of the Beach Green section being lit, but not Widewater due to the impact it would have on the local nature reserve.

The advice the Police provided was that overall evidence suggested improved street lighting could reduce crime. The project would also provide the opportunity to install a CCTV camera. Given that there was an element of antisocial behaviour since the skatepark had been installed at Beach Green, and which continues, it further cemented the need for a lighting scheme. (Note - the CCTV element of the scheme is ongoing separately with the Sussex Police CCTV Partnership.)

Taking into account the high costs of installing actual 'promenade' lighting, an alternative design for lighting Beach Green was therefore considered, i.e. 8 units to light from the new path at the southwest corner of the car park, along the back of the car wash, then south towards The Perch, then east to the junction of the coastal path/main central path. The Perch also acknowledged that this option would benefit its business.
Various lighting columns were considered, but to be most effective, 5 or 6 metre high columns were recommended. The chosen columns were 5 metre high mid-hinge (to aid with maintenance) with led lamp units, to be switched on at dusk via a photocell and to automatically switch off at a nominated time, e.g. 10.30pm, via a switching unit mounted in a feeder pillar that will be located at the junction of the existing access track and the new path from the car park.

A further public consultation was carried out to advise residents of the change of scheme, which once again proved in favour of lighting Beach Green.

In July 2019, the Council agreed to fund the completion of the project."

Relevant Planning History

AWDM/0259/16 - Construction of permanent skate park constructed in concrete of varying heights with soft landscaped surrounds – approved

Consultations

Sussex Police:

Representations

1 letter received querying the intensity of illumination

Letter of objection received from a resident in Brighton Road:

- Plans provide little detail of wattage, lumens, light direction and times when lights will be switched off
- Are they solar powered?
- What is the justification for burning extra power with global warming?

2 letters of support received on behalf of The Perch Café:

- Lighting will improve safety and security for staff and customers of The Perch
- Lights are well designed

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 9, 15
Lancing Vision 2012
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Visual amenity

The green is relatively unlit at present and the introduction of lighting does have the potential to be intrusive. However, the proposed light columns are slim and at 5m high will not be excessively tall, being lower than the average street lamp. They will be evenly sited around the green and, while they will be noticeable, it is not considered that they will cause serious visual harm. They will be limited to a particular area of the green only and will not be illuminated after a nominated time, suggested as 10.30pm, thereby avoiding unnecessary light pollution through the night. Light is already visible through the windows of The Perch during the evenings and the street lamps will not therefore be introducing light into a completely dark area.

A lighting plan submitted with the application shows that the lights will have limited spillage beyond the pathway. They will not be cowled so there will be an element of 'glow' around the lights. However, they will have low intensity light levels (6 LED watts/800 lumens). The Parish Council have stated that they are willing to have the lights cowled if required and it is considered that this is desirable in order to minimise light pollution in this open, relatively unlit area.

It is considered that the proposal is acceptable in visual terms.

Residential amenity

The light columns will be sufficiently distant from residents along Brighton Road and should not cause any harm through light spillage, particularly as there are street lights along Brighton Road already. While the columns will be visible, their slim design will prevent them being unduly intrusive.

There are flats above The Perch but their main outlook is to the south. As the lights are to be switched off at a reasonable time there should be no adverse impact to those residents.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Hours of illumination – switch off by 10.30pm every day
4. Lights shall be cowled before first use in accordance with details to be submitted and retained thereafter