Development Management – Delegated Officer Report

Application Number: AWDM/1471/15 Recommendation – APPROVE

Site: Unit 1-3 Chapel Road Southwick

Proposal: External lighting attached to west elevation of Unit 3 (to illuminate Public Right of Way)

Date of site visit: 10.11.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a pedestrian alleyway adjacent to Kew Electrical which is a company currently based within Units 1, 2 and 3 Chapel Road within a mixed residential and industrial area in Southwick. The alleyway itself is adjacent to Unit 3 on the east and is enclosed to the west by the building which is currently used by Big Box Storage Centres.

There are residential properties to the north and further industrial units to the south however the area is generally mixed use with a dominance of residential further beyond the industrial area.

The alley is owned by West Sussex County Council and is an adopted right of way. It is however currently unlit and the applicants (Kew Electrical) are applying to allow this alley to be lit at night as employees use this access and it is considered that it could be more secure and there has been an issue with dogs mess also. It is considered that the lighting will ensure a safer, cleaner environment. The applicant is proposing to install and maintain the lighting.

The flood lights are proposed to be mounted 4.5 metres up the wall on the eastern side (on the side of the Kew Electrical building.) The lights are shown on the plan to be angled southward away from the residential area to the north. They are to be positioned 8.5 metres away from each other.

Consultations:

Adur and Worthing Council: - Environmental Health Officer: - No adverse Environmental Health objections.

West Sussex County Council: - Strategic Planning: - This application seeks the installation of lighting which will be attached to the western elevation of unit 3. The lighting will illuminate an adopted footway linking Chapel Road to Gordon Road.

The applicant would be advised that should they wish the lighting to be maintained by West Sussex County Council it would need to be designed and installed to an adoptable standard, of which the proposed is not. As proposed the lighting would need to be maintained by the applicants and the lighting should not be directed towards Chapel Road or Gordon Road. All cabling and ducting must be installed/attached using private land not considered to be publically maintained highway. The lighting will project over publically maintained highway, and should therefore be installed after a Section 177 licence had been issued by WSCC.

No concerns raised to the principle of the development. If the LPA are minded to grant planning consent the following informative notes would be advised.

Should the applicant wish the lighting to be maintained by West Sussex County Council it would need to be designed, reviewed to an adopted standard.

Section 177 Licence
Before the commencement of any operation, the applicant is advised to contact West Sussex County Council (Tel no: 01243 642105 or email streetworks@westsussex.gov.uk to obtain a Section 177 Licence under the Highways Act 1980 to cover an structure that overhangs the highway.

Representations:

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AE2
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves lighting to a currently unlit alley which is used for pedestrian access during hours of day and night. The main issues are the visual impact of the lighting and any impact on residential amenity. Also of consideration is the fact that West Sussex County Council own the access.

Visual amenity

The lights themselves are black and not overly large there are 4 in total and they will be wall mounted. It is considered that they will appear insignificant in appearance in relation to the surrounding area and in relation to the scale of the adjacent buildings.

Residential amenity
The main dwellings to be affected by the proposal are those to the north in St Aubyn Road. However the alley is only close to the properties on the corner , 60 and 62 and

any impact will be insignificant. This is provided that the lighting is angled southwards as the plans state. A condition will be attached to ensure that this is the case and to reduce any light pollution to the north. The lighting is limited to 4 lamps and all of which are positioned to light the alley only and no surrounding areas. Environmental Health has considered the proposal and do not see that there will be any adverse impact in this case.

Other Matters

As stated above West Sussex County Council own the alley which is an adopted right of way. The lighting as submitted is not to the standard required if they wish WSCC to maintain the lighting. The applicants have confirmed that the lighting will be maintained by themselves and installed using their contractors. They are aware of the requirement to apply for a Section 177 license.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Location Plan showing position of lighting – received 14th Oct 2015
   Floor Plan – received 14th Oct 2015
   Details of LED Floodlight – received 14th Oct 2015
   Exterior 1 Calculations results Ansell – received 14th Oct 2015
   Drawing no. LP01 Rev B – received 14th Oct 2015
   Lighting Report Robus – received 14th Oct 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. All cabling and ducting relating to the proposed lighting must be installed/attached using private land not land considered to be publically maintained highway.

   Reason: - As permission would be required from West Sussex County Council for works involving highway land.

4. At all times the flood lamps hereby permitted shall be angled to direct the light southwards.

Informative

1. Proactive Statement – No Amendments

2. Should the applicant wish the lighting to be maintained by West Sussex County Council it would need to be designed, reviewed to an adopted standard.
3. Before the commencement of any operation, the applicant is advised to contact West Sussex County Council (Tel no: 01243 642105 or email streetworks@westsussex.gov.uk to obtain a Section 177 Licence under the Highways Act 1980 to cover an structure that overhangs the highway.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 7th December 2015

Authorised by: Jo Morin Date: 07.12.2015