P.F 2/8/07
expiry
29/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0403/07 **Recommendation – Permit Application**

Site: **Church Of St Mary De Haura Church Street Shoreham-by-Sea West Sussex**

Proposal: **Moving of one existing lighting column and the erection of 7 no. new lighting columns for churchyard pathway lighting; installation of 1 no. concrete bunker, matching existing, for improved floodlighting of the church**

The Application

The application site is a listed church located within Shoreham town centre and the conservation area. The church is surrounded by a church yard which is partially enclosed by a 1 metre high wall, the site is bounded by streets on all sides. To the east is East Street a mainly commercial street, to the north is St. Mary's Road a mainly residential street with the library to the west. To the west is Church Street a narrow residential street. Church Street and East Street continue to the south of the site.

Permission is sought for 7 new lighting columns and the replacement of an existing lighting column to be moved within the church yard. The lighting columns are located adjacent to the footpaths through the church yard and are proposed to provide adequate illumination for pedestrians using the church yard after dark. The proposed lighting columns are traditional in appearance and will be painted black. The maximum height will be 4.6 metres.

Also proposed is an additional concrete bunker which is proposed to improve the current floodlighting of the listed church to increase illumination of the east wall. There are 9 existing flood light bunkers which will also be fitted with new light fittings. The proposed new bunker is to be left as natural concrete with a black grille to match the existing bunkers.

A previous application was submitted in May 2007 for a similar scheme however the location of the proposed lighting columns has been altered slightly and the existing lighting column was to be removed and the revised scheme proposes to relocate this column.

Consultations and Representations

Third Parties: - No third party representations have been received.

A.D.C.A.G: - No objection to the proposal.

County Architect: - The style is acceptable, position of columns critical due to possible below ground archaeology – attach relevant conditions.

County Archaeologist: - I consider that my previous comments still stand. I am pleased to note that the revised proposals have taken account of the buried footings of the nave walls of the church and sought to avoid them and I fully endorse the re-use of existing service trenches where possible. I still feel (notwithstanding Carden and Godfrey's earlier comment) that an archaeological watching brief on the excavation of the locations of the lamps (and any new line of service trench which cannot be accommodated within exisiting trenches) is needed to ensure that any hitherto unknown areas of foundations or masonry, which might be encountered by accident, do not go unrecorded. St Mary's is a Grade I listed building and among the top Sussex churches in terms of historical importance - I think it merits the extra care.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): CH4, CH5, CH7
Adopted Adur District Local Plan1993-2006 (ADC 1996): AB4, AB11, AB1
Adur Development Plan – Submission core Strategy 2006-26 (ADC 2007): ENV10
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Structure Plan policies state that conservation areas will be preserved and where possible enhanced. Public views in and out and general ambiance of historic towns and villages as a whole are protected and where possible enhanced. Similarly development should not be permitted unless statutory listed buildings of special architectural or historic interest, and their settings will be preserved and where possible, enhanced. (CH4, CH5)

Local Plan policies also seek to preserve or enhance the character of and appearance of the particular conservation area, (AB4.) Policy AB11 states that new development shall not adversely affect the setting of a listed building.

ENV10 of the submission core strategy also promotes that preservation and where possible enhancement of listed buildings and conservation areas within the district.

Policy AB1 of the Adur District Local Plan states that the planning authority will ensure wherever possible, the preservation of archaeological features. Policy CH7 of the West Sussex Structure Plan also endorses these points.

Impact on Character and Appearance of Listed Building and Conservation Area

It is considered that the physical appearance of the lighting columns and the floodlight bunkers will be acceptable in this case. The lighting columns are of traditional design and will therefore be sympathetic to the character and appearance of the conservation area and the setting of the listed building. The proposed bunker is low level and as with the existing bunkers will be natural concrete therefore blending in with the existing tomb stones within the churchyard.

The floodlighting provided by the bunkers which will light up the listed church are considered to enhance the character and appearance of the church and increase its historic and architectural prominence within the town centre of Shoreham, it is therefore considered to comply with local plan policies AB4 and AB11. Similarly the lighting columns within the church yard will encourage the use of the pathways through the site and therefore enhance the significance of the church within the town centre as a focus for pedestrian movement and increase permeability.

It is considered that the proposed floodlighting and column lighting will preserve and enhance the character and appearance of the conservation area and the setting of the listed building in this case, therefore complying with policies ENV10 of the submission core strategy, CH4 and CH5 of the structure plan and AB4 and AB11 of the local plan.

Residential Amenity

The main issue with regards to residential amenity is the impact of the proposed column lighting and floodlighting at night and the impact on the occupiers of the surrounding residential properties. It is acknowledged that there is some floodlighting of the church and a lighting column within the church yard as existing. However the flood lighting and pathway lighting will be increased from that which is existing.

Most of the column lighting is sited well within the churchyard area away from the boundaries of the site. The proposed columns are designed to throw light downwards and to avoid light pollution. It should be noted that there is other similar column street lighting within the streets surrounding the church which similarly is designed to limit the impact on the surrounding residential properties.

The bunker lighting is proposed to illuminate the listed church and therefore light is directed towards the church and not outwards towards neighbouring residential properties. Therefore it is not considered that there will be any adverse impact on the occupiers of the surrounding properties which would

warrant a refusal in this case. It is considered that a condition is appropriate in this case to reserve the details of the strength of lighting proposed to allow the Council to protect the residential amenities of the occupiers of the surrounding properties.

Historical Archaeological Interest of the Site

West Sussex County Council has been consulted on this matter with regards to the archaeology of the site and the impact of the proposed lighting columns and associated works. The concern is that any service trenches required to bury cables do not disturb the buried remains of the demolished portion of the former nave of the church. It is advised that where new cables are needed that these should share existing service trenches to avoid/minimise disturbance to the churchyard remains. It is considered that the proposal will be acceptable provided that a standard condition is attached to ensure that a programme of archaeological work has been agreed by the planning authority.

Recommendation

APPROVE for reason that :-

The proposed lighting would preserve and enhance the character and appearance of the listed building and the conservation area and would accord with the relevant policies of the Adur District Local Plan (AB4, AB11), the adopted West Sussex Structure Plan (CH4, CH5) and the Adur Development Plan Submission Core Strategy (ENV10)

1. C1Ci (Standard time limit)
2. Prior to commencement of works details of the levels of illumination to be produced by the proposed column and floodlighting hereby permitted shall be submitted and approved by the Local Planning Authority. Reason: - To safeguard the residential amenities of the occupiers of the surrounding residential properties.
3. C14Dii (Archaeological investigation to be agreed and carried out at developer's expense)

Case Officer.....Barker.....Date....2/8/07....

CJ 3.8.07