Expiry 9/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0386/06 Recommendation - Permit

Site: **Adur Indoor Bowling Club Old Barn Way Southwick West Sussex**

Proposal: **8 metre high lighting column (with 3 lanterns) on car park**

The Application

The application site is the existing car parking area associated with the Adur Indoor Bowling Club. This is a sealed area of approximately 1770m² in area with marked spaces and contains scattered landscaping.

The applicant proposes to install an 8 metre high lighting column in the centre of the car park. The proposed lighting will consist of three "Sapphire" lanterns mounted on a multi head satellite bracket atop a pole with a diameter ranging from 168mm at the base to 114mm at the top. Each lamp will contain a 150 watt bulb. The proposed location of the lighting column is 25 metres to the north of the Indoor Bowling Club building and 20 metres to the south of the Leisure Centre.

The general area is identified for recreational purposes in the Adur District Local Plan. Directly to the north of the car park are the Southwick Leisure Centre and its car parking area. To the east and west are large sports fields. The nearest residential properties are located in Orchard Close and Meadow Close, approximately 85 metres to the north.

Consultations and Representations

Consultees
The Environmental Health Officer has not made any adverse comments in relation to the application.

Third Parties
An objection has been received from the occupant at 21 Orchard Close. This objection is on the grounds that the height of the column seems excessive for the needs of this car park and at that height would shine its light late into the night into neighbouring properties. It is suggested that lower lighting, no higher than the adjacent sports centre would be sufficient as the sports centre would shield the light from the properties behind it.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AP7, AR1

West Sussex Structure Plan: DEV1, NE12

Planning Assessment

Visual Impact
The lighting column will physically consist of an 8 metre high tubular steel pole with a triple arm bracket at the top with an outreach of approximately 600mm. Each arm of the bracket will contain an aluminium lantern case with a length of 721 mm and designed with a smooth rounded top and fitting for the lamp underneath.

It will appear most prominent to users of the open sports fields to the east and west of the site and or users of the area immediately surrounding the lighting column. However, from these directions the structure will be seen among a number of other taller structures and large buildings in the area and will consequently not appear as visually out of character.

The nearest residential properties are located over 80 metres to the north with the Leisure Centre between these and the proposed lighting column. At this distance and with the obstruction of the Leisure Centre, it is not considered that the visual impact for these properties will be significant.

There are a number of examples of lighting columns, masts and antenna in the surrounding area of a greater height than that proposed. In particular, the adjoining football ground has six 13 metre high floodlighting columns which were approved under SW/38/96. These lighting columns were considered to be appropriate in visual terms for the use and character of the area.

Effects on Residential Amenity
The potential effects on residential amenity arise from light spill into neighbouring properties and the consequential nuisance effect. As noted above, the lighting column is a significant distance from the nearest residential properties and the existing Leisure Centre building is a solid obstruction. The design of the lanterns is such that the lamps are underneath, resulting in the lights being shielded from above and reducing upward light spill. The illumination level is relatively low in comparison with the other floodlights in the area. It is therefore considered that the effects of light spill on nearby properties will be insignificant.

Effects on Recreational Use of Site
The site is subject to Policy AR1 in the Adur Local Plan requiring development to be for recreational purposes. The proposal is considered to be consistent with this policy as it will enhance the recreational experience of users of the Indoor Bowling Club in providing increased safety and security for the car parking area.

Recommendation

APPROVE for reason that: 1PPi (amended)

The proposed lighting column would not detract from the local environment nor ~~and can take place without~~ resulting in unacceptable detriment to the amenities of neighbouring properties or the recreational use of the area. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AP7, AR1) and the West Sussex Structure Plan (DEV1, NE12).

Conditions

1. C1Ci

Case Officer:.....[redacted]..... [redacted] 22/12

Date:.....22/12/06.....

Head of Planning and Community Division:[redacted].....

Date:.....3.01.07.....

Chairman of Planning and Regulatory Committee:.....[redacted]....4/01/07

Date:.....