

**ITEM NO: 06**Application No.  
**16/01039/FUL**Ward:  
Winkfield And  
CranbourneDate Registered:  
16 November 2016Target Decision Date:  
11 January 2017

Site Address:

**Lambrook Winkfield Row Bracknell Berkshire RG42  
6LU**

Proposal:

**Installation of 8no. timber columns (maximum height 5 metres) with  
8no. LED lighting units (148w each) within the existing school car  
park fronting Winkfield Row.**

Applicant:

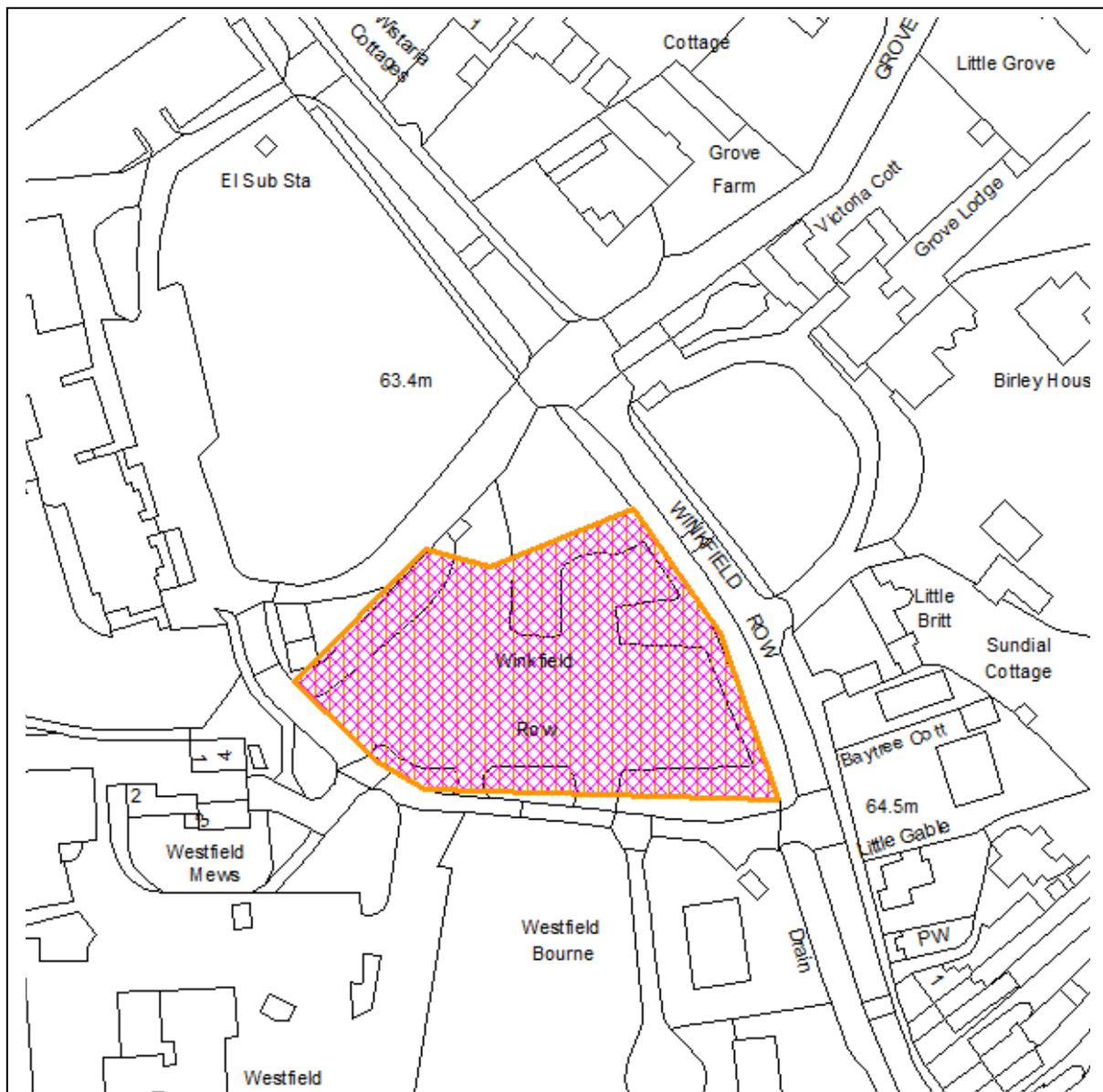
Mr Gareth Jones

Agent:

Morse Webb Architects

Case Officer:

Paul Corbett, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## 1. SUMMARY

1.1 The car park lighting scheme proposed comprises the installation of 8no. timber columns (maximum height 5 metres) with 8no. LED lighting units (148w each) within the existing school car park fronting Winkfield Row.

1.2 It is not considered that this lighting proposal as amended would adversely affect the residential amenities of neighbouring occupiers adjacent to the site or the character and appearance of the surrounding area. There are no over-riding tree or ecological implications. Relevant conditions will be imposed where considered necessary. The scheme is not CIL liable.

<b>RECOMMENDATION</b>
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Grant planning permission subject to conditions in Section 11 of this report.
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## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as the proposal has received more than 5 objections.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Land Outside Settlement - Countryside.
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3.1 The site comprises a car park within the grounds of Lambrook School, Winkfield Row which is an independent preparatory school consisting of various school buildings and supporting outdoor sports pitches to the north and west.

3.2 The site is located in a semi-rural area, with residential dwellings to the east and south, and undeveloped open land to the west and north of the sports facilities. The site is also adjacent to Winkfield Row Conservation Area and the settlement boundary.

3.3 The site comprises an existing lit car park which is surrounded by mature trees.

## 4. RELEVANT SITE HISTORY

4.1 The following is the only application relevant to the application site:

15/00208/FUL APPROVED 1 September 2015

Re-surfacing of existing car park and installation of wooden telegraph poles and 1m high wooden bollard lights (part retrospective).

*[Officer comment: This permission has not been fully implemented]*

## 5. THE PROPOSAL

5.1 The applicant proposes a school car park lighting scheme which has undergone numerous amendments from that originally submitted through continued negotiation.

5.2 The revised school car park lighting scheme comprises the installation of 8no. timber columns (maximum height 5 metres) with 8no. LED lighting units (148w each) within the existing school car park fronting Winkfield Row.

5.3 The current proposal now results in a significant reduction in the intensity of the lighting and height of the columns from that originally submitted which was 7no. LED lighting columns at 8 metres in height with 12 no. LED lighting units (252w each).

5.4 The applicant also proposes to control the lighting on/off times with installation of a timing switch as well as a light sensor so that the lights are only illuminated when the light levels are low.

5.5 The applicant states that 'the low level bollard lighting that is currently in use is not adequate to fully light the spaces between cars such that children will be seen by drivers, hence the application for increased, higher level lighting. The school has an obligation to ensure that the safety of its pupils is maintained while they are on site and wishes to ensure no fatal accidents occur such as occurred at Sunningdale School in November 2015.

5.6 The submitted lighting scheme has been designed to the relevant standards including the best practice 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. It has thus been optimised to ensure adequate levels of light to illuminate pupils in the car park, whilst directing that light to the ground where it is required rather than uplighting the trees or producing upwards spill to the sky.

## **6. REPRESENTATIONS RECEIVED**

### Winkfield Parish Council:

6.1 No objection to this application. However, in order to avoid overnight light pollution WPC would ask that the officers consider applying a condition to limit the operational hours of the lighting.

### Other representations:

6.2 6no. objections have been received. The concerns raised have been summarised below:-

- The proposed lighting scheme would be out of character to the area including the adjacent designated conservation area of Winkfield Row [*Officer Comment: These concerns are addressed under section 9 – (ii) Impact on character and appearance of the area.*]

- The proposed lighting scheme would adversely impact upon the neighbouring residential amenities – request a restriction should be imposed preventing the uncontrolled operation of the lights [*Officer Comment: These concerns are addressed under section 9 (iii) - Impact on residential amenity*]

- The proposed lighting scheme would adversely impact upon the wildlife (bats) – [*Officer Comment: These concerns are addressed under section 9 (v) - Biodiversity Implications*]

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Tree Officer

7.1 Recommends conditional approval.

### Biodiversity

7.2 Recommends conditional approval.

External Lighting Consultant  
7.3 Recommends approval.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Character & Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Flood lighting	Saved policy EN15 of BFBLP	Consistent
Trees & Landscaping	CS7 of CSDPD, Saved policy EN1 of BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
	Parking standards SPD	
	Design SPD	
	Character Area Assessments SPD	
<b>Other publications</b>		
	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)	
	Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)	

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:-

- i. Principle of development
- ii. Impact on character and appearance of the area
- iii. Impact on residential amenity
- iv. Impact on Biodiversity

### i. PRINCIPLE OF DEVELOPMENT

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF. This is also reflected in Policy CP1 of the Borough's Site Allocations Local Plan (SALP), which sets out that a positive approach to considering development proposals which reflects the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

9.3 The application site is located outside the defined settlement as designated by the Bracknell Forest Borough Policies Map. This proposal itself is not located within in a conservation area and the only form of development is 8no. 5 metre high lighting columns to replace an existing car park lighting scheme approved in 2015. Therefore, the principle of development on this site

is considered acceptable subject to other technical matters been acceptable which will be addressed in the following sections of this report.

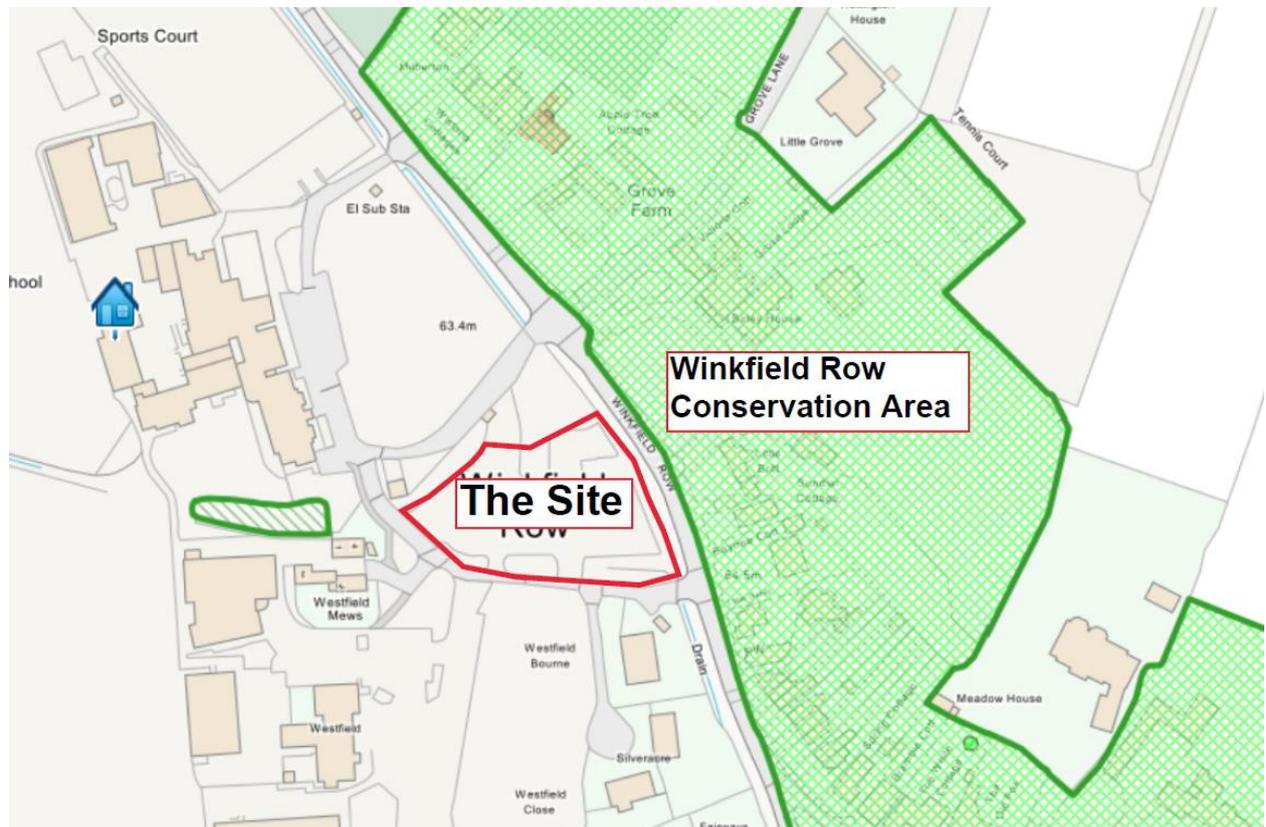
## ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.4 Saved Bracknell Local Plan Policy EN15 is of particular relevance to this proposal as it sets out that planning permission for external lighting schemes outside the settlement shall only be allowed where they would have no adverse effect upon the character of the surrounding land, residential or wildlife and would not result in intrusive sky glow. Saved Bracknell Local Plan Policy EN20 and Core Strategy Policy CS7 also emphasises the importance of safeguarding the appearance and character of the area. These Development Plan Policies are considered to be consistent with the NPPF.

9.5 The site comprising an existing car park within the school grounds is already lit at night with 1m high bollard lighting. This was approved under planning application 15/00208/FUL (only partially implemented) which notably does not impose any controls over when the car park can be illuminated.

9.6 A number of contributors had commented that the site fell within a conservation area however this is incorrect, the site is located outside the settlement and within the countryside and is on the opposite side of the road to the Winkfield Row Conservation Area as illustrated in Map 1 below and therefore is not constrained by the criteria affecting a conservation area.

Map 1: Site Location relative to Winkfield Row Conservation Area



9.7 Whilst it is acknowledged that the Character Area Assessments SPD - Northern Villages Study Area states: "Grounds of Lambrook Haileybury School brought into character area as

*they have an important influence of the village form and character;”* and that *“Any future development on existing school grounds must reflect the openness and protect the existing landscape character and mature trees;”* it is considered that this proposal would not necessarily adversely impact upon the wider character as the existing car park is already lit and this proposal, albeit for a larger and brighter lighting scheme, would now incorporate a more modern form of lighting scheme with less upward lighting and be controlled by condition to minimise unnecessary artificial lighting of the car park.

9.8 It also has to be acknowledged (as identified by the applicant) that many of the residential dwellings within the conservation area opposite the site have installed exterior lighting and some have security flood lighting which is currently uncontrolled.

9.9 The applicant’s lighting design has been created in accordance with guidance notes recommended by the ILP (Institute of Lighting Professionals) for the reduction of obtrusive light, which advises that within Zone E2 (Rural, low district brightness) the following should be achieved :

- 1) Source intensity (Glare) should not be above 7500cd.
- 2) Vertical Illuminance should not be above 5 Lux on windows
- 3) Upward Light Ratio should not be above 2.5%

9.10 Within the lighting design, “Observer points” have also been submitted to demonstrate the luminaire intensity (Glare) to the east of the car park adjacent to the Winkfield Row road. The spillage calculations (page 5 of the spillage calculations) have been calculated at:

Roadside A – Result = 432cd  
Roadside B – Result = 573cd  
Roadside C – Result = 21cd

The results are below the guidance notes recommendations of 7500cd.

9.11 Within the lighting design, vertical calculations have been submitted to demonstrate the vertical illuminance on the roadside (Light Intrusion) to the east of the car park. The maximum readings (page 5 of the Spillage calculations) have been calculated at:

Roadside Vertical 1 Result = 3.28 Lux  
Roadside Vertical 2 Result = 1.49 Lux  
Roadside Vertical 3 Result = 1.75 Lux

The results are below the guidance notes recommendations of 5 Lux.

9.12 The Upward Light Ratio (ULR) is 0.00 (Page 5 of the Spillage Calculations). This complies with the guidance notes recommendation of below 2.5%

9.13 The applicant’s lighting consultant confirms that that all the above results have been calculated at a Maintenance Factor of 1, this means that no allowance has been made for lamp depreciation. The results have been calculated with the lamps at their greatest illuminance.

9.14 In summary the applicant’s modelling of the proposed lighting scheme has also been independently checked by the Council’s Lighting Consultant who agrees that the technical specification is now acceptable. The light spillage is below the upper limit given for a rural area in the guidance notes produced by the Institute of Lighting Professionals. In line with both the recommendations given in the bat mitigation report, and concerns of the potential for the lights to have a negative impact upon the amenities of the neighbouring properties, and character of the area their lighting designer has revised the scheme to have a zero upward light spill. The

spillage diagrams produced show that the verge on the school side of the road will only be illuminated by between 0 and 3.8 Lux – A measurement of 1 lux is equal to the illumination of a one metre square surface that is one metre away from a single candle.

9.15 It is considered on the basis of the applicant's calculations and the Council's Lighting Consultant review of the calculations that the proposed lighting scheme has been designed specifically to suit the thresholds of a rural, low district lit area so as to minimise any adverse impacts upon a rural character of the area.

9.16 Furthermore the applicant is prepared to agree to a condition that restricts the illumination of the car park to early evenings during the winter period only with the exception of a number of other special school events held throughout the school calendar that will need to be agreed in advance of each school calendar year.

9.17 It is therefore considered that any harm arising from the new lighting scheme could be controlled by a restrictive condition to such an extent that it would be unreasonable to warrant a reason for refusal.

9.18 It is not considered that this proposed replacement lighting scheme would adversely impact upon the character and appearance of the area or adjacent conservation area if a condition to restrict the lighting is imposed on any planning permission given. The proposals are therefore considered to comply with Policies EN15 and EN20 of the Bracknell Forest Local Plan and Policy CS7 of the Core Strategy Development Plan. These policies are considered to be consistent with the NPPF.

### **iii. RESIDENTIAL AMENITY**

9.19 Policies EN15 and EN20 of the Local Plan seek to ensure appropriate design but also seek to ensure that lighting proposals such as this do not adversely affect the amenity of surrounding occupiers. These policies are considered to be consistent with the NPPF. The proposal needs to be assessed with regard to the impact of the new lighting scheme upon the neighbours directly adjacent to the site, close to the most southerly vehicular entrance to the school premises.

9.20 The scheme has been designed to minimise glare and unwanted spillage including adding louvres to the luminaires mounted on the columns nearest to Winkfield Row therefore resulting in a minimal impact on the neighbours as demonstrated by the submitted calculations and spillage diagrams.

9.21 As already mentioned, the applicant is prepared to agree to a condition that restricts the illumination of the car park to early evenings during the winter period only with the exception of a number of other special school events held throughout the school calendar that will need to be agreed in advance of each school calendar year.

9.22 To conclude, it is considered that this proposed car park lighting scheme would not adversely impact upon residential amenity of the residents directly opposite the site. As such the proposal is considered to comply with Bracknell Forest Local Plan Policy EN15 and EN20, and the NPPF.

### **iv. TREE AND LANDSCAPING IMPLICATIONS**

9.23 The mature trees on this site are of particular visual importance as they provide an attractive wider landscape setting to the countryside and the adjacent conservation area and

make a wildlife habitat contribution and are afforded protection under Development Plan Policies EN1 and CS1.

9.24 This proposal will not result in the removal of any trees or soft landscaping.

9.25 The proposed positioning of the 5 metre high timber columns is on the perimeter of the car park among a number of large unprotected mature Oak Trees where the main concern would be from any proposed trenching required to duct cabling to all the new lights which would pass through a number of the trees' root protection areas (RPAs).

9.26 The applicant did confirm that many of the existing lighting cable ducting routes would be repurposed for the new lighting scheme. A plan (010 PL/00) was submitted showing the existing and proposed cable ducting routes and it is evident that some of the proposed routes present the risk of conflicting with some of the trees' RPAs. In these circumstances the LPA would require by condition a method statement to be confident that the excavations would not be detrimental the long term health of the large mature trees.

9.27 The height of the lighting columns and lighting units to be erected maybe at risk of conflicting with some of the trees canopies, however the land owner has the rights to prune existing trees which are not protected and in any case the works are unlikely to so extensive as to undermine the long term health of the small number of trees likely to be affected by this proposal.

9.28 The Tree Service has reviewed the information submitted and does not raise an objection to this proposal subject to a condition securing a method statement relating to any excavations to facilitate the installation of this lighting scheme.

## **v. BIODIVERSITY IMPLICATIONS**

9.29 Saved Bracknell Local Plan Policy EN15 sets out that planning permission for external lighting schemes outside the settlement shall only be allowed where they would have no adverse effect upon local wildlife and would not result in intrusive sky glow.

9.30 The applicant's revised proposed car park lighting scheme comprises the installation of 8no. timber columns (maximum height 5 metres) with 8no. LED lighting units (148w each). This is a significant reduction from that originally submitted (12 no. LED lighting units, 252w each). The applicant's ecological report confirms that the lighting scheme would not adversely impact upon the local bat commuting activity if there is increased light-spill onto the trees around the carpark, as other routes around the site exist which will not be affected by the +1lux threshold.

9.31 Furthermore the applicant's technical calculations confirm that the Upward Light Ratio (ULR) is 0.00.

9.32 The applicant has submitted a car park annual use diagram, that shows that the lights will only be in use during daylight savings time, (from the end of 1<sup>st</sup> of October to 15<sup>th</sup> March) when bats are hibernating. It is recommended that a condition is imposed to ensure the illumination of the car park is strictly controlled.

9.33 The Biodiversity Officer has reviewed the information and does not raise an objection to this proposal subject to conditioning the implementation of the approved Bat Mitigation and Enhancement Plan. This requires further bat surveys to be undertaken on the tree in the

carpark where a hole was seen during their ecologist's site visit (T1) before any lighting scheme is installed. This will be secured by condition.

## 10. CONCLUSIONS

10.1 It is not considered that this lighting proposal would adversely affect the residential amenities of neighbouring occupiers, and would not adversely impact upon the character and appearance of the surrounding area.

10.3 There are no adverse tree or ecological implications arising from this proposal.

10.4 A number of objections were received. The report has sought to address the matters they raise.

10.5 It is concluded that on balance this proposal accords with 'Saved' Policies EN15 and EN20 of the BFBLP, CS1, and CS7 of the CSDPD all in accordance with the NPPF.

## 11. RECOMMENDATION

**APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

001 PL01 Location Plan – LPA received 16.11.16

Lambrook School Car Park Lighting Scheme dated 27.11.2018

Time Switch Technical Specification (Sangamo) – LPA received 02.06.17

Photocell Technical Specification (Royce Thompson –Oasis 2000) – LPA received 02.06.17

010 PL/00 Existing & Proposed Cable Ducting Routes – LPA received 02.06.17

Bat Mitigation and Enhancement Plan dated 22 September 2016

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The development shall be carried out in accordance with the approved materials.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP Saved Policy EN20, Core Strategy DPD Policy CS7]

04. The Lighting scheme hereby permitted for the school car park shall only be illuminated as follows and controlled by a time switch and light sensor.

(i) 1<sup>st</sup> October – 15<sup>th</sup> March, Monday- Friday between 07:15 hours – 08:30 hours and 16:00 hours – 19:00 hours; and

(ii) other school related events requiring lighting as hereby approved which will need to be first agreed in writing by the Local Planning Authority in advance of each school year.

The lighting scheme shall thereafter always be controlled in accordance with the approved details.

REASON: In the interests of nature conservation and the amenities of the neighbouring residential properties and character of the area.

[Relevant Policies: BFBLP EN20 and EN15]

05. All existing lighting within the car park shall be removed no later than the first use of the car park lighting scheme hereby approved.

REASON: In the interests of nature conservation and the amenities of the neighbouring residential properties and character of the area.

[Relevant Policies: BFBLP EN20 and EN15]

06. No development shall commence until details of all new excavations relating to the approved lighting scheme, and designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include: -

An approved layout plan at a minimum scale of 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.

- a) Layout and construction profile drawing/s.
- b) Engineering/ Arboricultural construction method statement.
- c) Implementation method statement including timing/ phasing of works.

The excavations shall be implemented in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.

[Relevant Policies: BFBLP EN1, EN20 and CSDPD CS7]

07. The lighting scheme hereby permitted shall not be begun until:-

- (i) further bat surveys have been undertaken on the tree (T1) in the carpark where a hole was seen during the ecologists site visit (as identified on Arbtech Plan at Appendix 3 of the Bat Mitigation and Enhancement Plan dated 16 August 2016) and
- (ii) the further survey has been submitted to and approved by the Local Planning Authority, and
- (iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of an bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy CS1]

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Compliance with conditions.

(i) The applicant is advised that the following conditions require discharging prior to commencement of works: 6 and 7.

(ii). No details are required to be submitted in relation to the following conditions: 1, 2, 3, 4 and 5.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)