

**TO: PLANNING COMMITTEE**  
**13 November 2014**

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**Application 13/00094/COND - details pursuant to Condition 18 (Lighting) of Planning  
Permission 12/00911/FUL**  
**Head of Development Management**

**1 PURPOSE OF DECISION**

- 1.1 To determine the details submitted pursuant to Condition 18 of Planning Permission 12/00911/FUL in the light of an objection received from local residents.

**2 RECOMMENDATION**

- 2.1 That the following details submitted pursuant to condition 18 of Planning Permission 12/00911/FUL under reference 13/00094/COND:-  
- Site finishes plan 40-06 P7  
- Lamp: Iridium SGS253 - SON-T - 100 W - Closed CT-POT - Glass bowl cover on 5m column  
be **APPROVED**.

**3 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

3.1 Highway Officer

Comments on application as submitted:-

The applicant proposes to use bollard lighting and it appears from the plots that there are areas where light is very limited. Clearly bollard lighting provides very limited spread of light and is not considered suitable for this development and could lead to security issues for residents. A more conventional approach with columns should be followed, these do not need to be BFC standard columns but columns of other designs could be used if an effect is required by the developer. The use of columns would lead to a reduced number of light sources which may also help with positioning. It will be noted that planting on the verges will restrict the flow of light from bollards.

Comments on application as amended:-

The proposed lighting is satisfactory.

3.2 Biodiversity Officer

Satisfied that the lighting scheme, as amended, will not adversely affect bats using the corridor on the site's southern edge. Raises no objection.

3.3 Crime Prevention Design Advisor (Thames Valley Police)

Comments on application as submitted:-

Recommends that normal street columns with appropriate lighting heads are used and the illuminations levels as set in BS 5489, etc for the type of road are fitted rather than bollard lighting.

He notes that bollard lighting has various disadvantages which are:-

a. It creates pools of light which then also creates areas of darkness, and is thus likely to cause a fear of crime with lone persons returning home during the hours of darkness.

b. If a pedestrian is walking towards another pedestrian at night time, due to the low height level of light, they are unable to see each other's faces to know whether that person is friendly or not.

c. The bollards due to their height and location also have a tendency to be damaged by vehicles reversing, and children of all ages like leapfrogging over them, so unless they are quality posts securely anchored into the ground they are quickly left laying damaged on the ground.

d. Bollard lighting is good within private grounds to assist with way-finding, but not to the public domain even if it is a private road.

#### **4 REPRESENTATIONS RECEIVED**

A letter has been received from the occupier of a neighbouring property on behalf of 13 other properties in Roughgrove Copse and Foxley Lane objecting to street lights and supporting bollard lighting for the following reasons:-

- street lights would urbanise this settlement edge location
- increasing light pollution would harm the rural character of the area
- there are ecological considerations - impact on bats
- the site is at the end of a cul-de-sac and comprises only 14 dwellings - Foxley Lane has as many houses with no street lighting for two-thirds of its length.

It is concluded that low-level bollard lighting is the best option for the site.

#### **4 SUPPORTING INFORMATION**

- 4.1 Planning permission 12/00911/FUL, approved in May last year, provides for the erection of 14 houses with associated garages, access road, footpaths, open space and landscaping with vehicular access from Roughgrove Copse Condition 18 of the planning permission states:-

No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the access road and the parking court serving plots 3-5, including lighting units and levels of illumination. The approved scheme shall be implemented before the completion of the development and the lighting retained in accordance therewith.

REASON: In the interests of the amenity of the neighbouring property and the character of the area.

- 4.2 As originally submitted the details submitted pursuant to this condition showed the use of 14no. 1m high bollard lights to light the private road and the parking court on the site. In the light of the concerns of the Highway Officer and the Crime Prevention Design Advisor the applicant was asked to revise the scheme to provide column-mounted lights. This has been done and the proposal is now to light the private road and the parking court with 9no. 100W lights on 5m columns. Column-

mounted lamps would light the adopted element of the access road leading to Roughgrove Copse.

- 4.3 Information on light-spill has been submitted. This has satisfied the Biodiversity Officer that there would be no materially harmful effect on bats on the site and on the wildlife corridor that runs along the southern boundary which is an important commuting route for bats and is likely to be used by other nocturnal wildlife.
- 4.4 As well as the possible impact on wildlife the letter of objection draws attention to the impact of lighting on the character of the application site which is on the edge of Binfield with rural land to the north and west. Your officers consider that a balance has to be struck between the impact of lighting on the character of the area and the safety and living conditions of the residents of the new housing. It is considered that information accompanying the proposed lighting scheme, as amended, demonstrates that it will provide adequate lighting without having an unacceptable impact on the wider area from light spill. The proposed lamps on 5m columns will focus the light where it is required. The new houses and existing vegetation on the site's boundaries will further reduce light spill outside the site, particularly when the trees are in leaf.
- 4.5 It is considered that the details, as amended, are acceptable, and application 13/00094/COND is therefore recommended for approval.

Background Papers

Application 13/00094/COND

Contact for further information

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