

## **Planning Committee**

**11 September 2018**

### **Regulation 3 Application**

#### **Installation of new lighting layout to the existing car parking area**

**The Glebe Primary School, Church Lane, Southwick, West Sussex, BN42 4GB**

**Application No: WSCC/030/18/SW**

**Report by Head of Planning Services**

**Local Member: David Simmons**

**Borough: Adur District**

#### **Executive Summary**

This report relates to an application for planning permission for the installation of a new lighting layout to the car parking area and school access road at The Glebe Primary School in Southwick.

The report provides a generalised description of the site and a detailed account of the proposed development, and appraises it against the relevant policy framework from national to local level, along with other material considerations.

The main policies of relevance to this application are policies 15, 17 and 34 of the Adur Local Plan (2017); paragraphs 11-12, 38-40, 47, 54-55, 94, 127-130, 180 and 184, 186, 189-190 & 192-193 & 196 of the National Planning Policy Framework (2018); and DCLG Policy Statement - planning for schools development (2011).

No objections were received from consultees subject to conditions and/or submitted mitigation being imposed. Objections/concerns were raised by ten local residents/interested third parties (including the Southwick Sussex Society) about the currently installed columns being unauthorised development and the proposed columns being 'industrial' in appearance and poorly designed, out of character in this sensitive area, adversely affecting the adjoining Conservation Area designation, overbearing, visually unacceptable, causing light pollution, being left on outside of school use, and that bollards should be used and not columns. One representation was received in support, citing that the area is poorly lit and would benefit from the proposed lighting.

#### **Consideration of Key Issues**

The main material considerations in relation to this application are whether the proposed development:

- meets an identified need;
- is acceptable in terms of its impact on the character of the area; and
- is acceptable in terms of its impact on local amenity.

Although the part-retrospective nature of the application is not a material consideration, the impact of the existing lighting is a material consideration.

### ***Need for the Development***

The proposed development would allow the installation of a replacement lighting layout to the school's existing car parking area and access road. This is needed to comply with Workplace Health and Safety and Welfare requirements, which state that outdoor traffic routes used by pedestrians should be adequately lit after dark. It is, therefore, concluded that there is a genuine need for the proposal.

### ***Impact on Character of the Area***

Although the school abuts a Conservation Area and Listed Buildings, the proposed lighting would be separated from the historic features by mature trees, and hard and grassed play areas, and would be seen in the context of the school grounds. The impact on these historic features and their setting is not considered significant. The impact on the wider character of the area is not considered significant as the proposed lighting columns and bollards would be set back from the streetscene and partially enclosed within the site by other buildings and structures. The development is, therefore, considered acceptable in terms of its impact on the character of the area.

### ***Impact on Local Amenity***

The proposed lighting would not result in a significant increase in disturbance from the school, particularly given the urban environment in which it is located. The lighting would be set back from neighbouring dwellings, lower in height than is currently the case, shielded using baffles and screened by existing boundary planting, fencing and walling to reduce light spill, and restricted by timers during school hours only. This would minimise the impact of light spill on neighbouring properties. Although construction activities may result in some impacts upon the locality and on residential amenity, they would be temporary and minor in nature and could be mitigated through the imposition of appropriate planning conditions and environmental health regulations. It is, therefore, concluded that the proposed development would not have unacceptable impacts upon amenity.

### ***Conclusion***

It is proposed to install lighting on The Glebe Primary School's existing car parking area and access road. The Local Education Authority has identified the need to comply with Workplace Health and Safety and Welfare requirements, which state that outdoor traffic routes used by pedestrians should be adequately lit after dark. Although the proposed development would be adjacent to a Conservation Area and Listed Buildings, it would be set back from them and separated by mature trees, minimising the visual impact. The proposed lighting columns would include baffles (i.e. shielding) around the bulbs and would have timers to minimise the impact on neighbouring properties, and the column nearest these properties would be replaced with a lighting bollard. Subject to conditions, the development would not result in any significant impacts on the local environment or on local amenity. The proposed development, therefore, is in accordance with the policies of the Development Plan.

### ***Recommendation***

That planning permission be **granted** subject to the conditions and informatives set out in **Appendix 1** of this report.

## 1. **Introduction**

- 1.1 Planning permission is sought for the installation of a new lighting layout to the school's existing car parking area at The Glebe Primary School in Southwick.

## 2. **Site and Description**

- 2.1 The Glebe Primary School is a three form of entry school, capable of accommodating up to 630 pupils.
- 2.2 The school is situated to the north-west of Southwick village centre, located within a residential area. It is approximately 500m south of the A270 (Upper Shoreham Road) and 500m north of the A259 (Brighton Road) (see **Appendix 2 - Site Location Plan**). The school occupies an area of 1.77 hectares, of which the application site, containing the car parking area and site access, comprises an area of 0.25 hectares along the eastern boundary.
- 2.3 The school abuts Meadway Court (containing four storey flats) to the north, with Oldfield Crescent to the east, and Kingston Lane to the west (both containing large two storey houses). Immediately to the south of the school grounds is the Southwick Conservation Area, with the large gardens of houses on Church Lane abutting the school playing fields. The Grade II listed Old Rectory abuts the school to the south-west, as does the Grade II listed Church of St Michael.
- 2.4 The main school building is located in the north-eastern area of the site. With the exception of the school hall, the school buildings are single storey, with both pitched and flat rooves. The school has three principal hard play areas: a large tarmac surfaced hard play area in the south-eastern area and two smaller areas in the western and north-eastern area of the grounds.
- 2.5 Church Lane, located to the south of the school, provides the main access for vehicles using the car park as well as for pedestrians. The car park provides 33 spaces for staff and visitors as well as access for delivery and service vehicles (see **Appendix 3 - Site Plan**).
- 2.6 The car park is enclosed with 1.8m security fencing along the play area boundaries, and 1.2m fencing along the pedestrian walkway boundaries. There is a separate pedestrian access from Old Rectory Gardens/Meadway Court into the school grounds' north-western corner.
- 2.7 Although the school is sited within a built-up area abutting Southwick Conservation Area, it is not subject to any ecological, landscape, or historic designations, and is not in an area of increased flood risk.

## 3. **Relevant Planning History**

- 3.1 The most relevant planning history is as follows:
- WSCC/013/16/SW - five single storey flat roof extensions, to include a 4.5m internal height multi-purpose hall, with new hard and soft play areas and improved car parking, vehicular and pedestrian access (granted 20 July 2016).

- ADC/179/07 (SW) - Extension of a two reception room class block to existing school and the demolition of three class blocks/ outbuildings (granted 15 May 2007).

#### 4. **The Proposal**

- 4.1 Planning permission is sought for the installation of a new lighting layout within the school's existing car parking area and alongside its access road. The car parking and access were altered as part of planning permission WSCC/013/16/SW, which was completed in late 2017.
- 4.2 The development proposed is part retrospective and seeks to install three lighting columns and six lighting bollards in the car parking area and alongside the school access road, namely:
- Erect three 4m high lighting columns and install one 1m high lighting bollard around the edge of the car parking area (see **Appendix 3 - Site Plan**); and
  - install five 1m high lighting bollards alongside the eastern side of the school's access road between the access barrier and Church Lane (see **Appendix 4 - Access Road Lighting Plan**).
- 4.3 The three 4m high lighting columns are proposed to replace the three 5m high lighting columns that were installed without planning approval around the boundaries of the car park.
- 4.4 The 1m high bollard adjacent to the access road's barrier is proposed to replace the existing 5m high lighting column that was installed without planning approval.

#### 5 **Environmental Impact Assessment (EIA)**

- 5.1 The development does not fall within either Schedule 1 or 2 of the EIA Regulations (2017) and, therefore, an EIA is not required.

#### 6. **Policy**

##### ***Statutory Development Plan***

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the statutory 'development plan' unless material considerations indicate otherwise (as confirmed in paragraph 2 of the National Planning Policy Framework (NPPF)). For the purposes of the application, the following document forms the statutory development plan: the Adur District Local Plan (2017).
- 6.2 The key policies in the development plan, which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy and other policies that guide the decision-making process and which are material to the determination of the application.

### **Adur Local Plan (2017)**

- 6.3 The Local Plan was adopted in December 2017 and forms part of the 'development plan'. The relevant policies are:
- 6.4 Policy 15 is concerned with ensuring lighting within developments avoids causing light pollution.
- 6.5 Policy 17 seeks to protect designated heritage assets from substantial harm or total loss caused by proposed development.
- 6.6 Policy 34 seeks to ensure that new development does not prejudice the local community and the local environment, including avoiding causing light pollution.

### **National Planning Policy Framework (2018)**

- 6.7 The NPPF sets out the government's planning policies for England and how these are expected to be applied. The Framework does not form part of the development plan but is a material consideration in determining planning applications, and helps guide decision-makers as to what matters are material to the decision-making process.
- 6.8 For the present application, the relevant paragraphs in the NPPF are considered to be as follows:

11 - 12 (presumption in favour of sustainable development, and approving development that accords with the development plan); 38 - 40 (positive decision-making and early pre-application engagement); 47 (determining applications in accordance with the development plan); 54 - 55 (use of planning conditions); 94 (planning authorities should take a proactive, positive and collaborative approach to providing sufficient school places, and give great weight to the need to create, expand or alter schools); 127 - 130 (development contributes to locality and is of good design); 180 (limit light pollution) and 184, 186, 189 - 190 & 192 - 193 & 196 (heritage asset significance and protection of designated heritage asset from development).

### **DCLG Policy Statement - Planning for Schools Development (2011)**

- 6.9 This national planning policy on schools does not form part of the development plan but helps guide decision-makers and should be read alongside the NPPF, the updated version of which now includes a number of its provisions. In general terms, it seeks to allow schools to expand, adapt and improve their facilities.
- 6.10 It states "*Local authorities should give full weight and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions*" and "*Local authorities should make full use of their planning powers to support state-funded schools applications*".

## 7. Consultations

- 7.1 **Adur District Council Planning:** No objection subject to Environmental Health's proposed hours of use condition being imposed.
- 7.2 **Adur District Council Environmental Health:** No objection subject to these lights being turned off between the hours of 22:00 and 07:00 and at any other time when the car park is not in use being imposed by condition.
- 7.3 **WSCC Archaeology:** No objection. The proposed revised lighting would involve a time-limited and very low and acceptable visual impact on the Southwick Conservation Area and adjacent Listed Buildings.
- 7.4 **WSCC Highways:** No objection subject to a Construction Method Statement and the delivery of plant/equipment/materials outside the normal school set-down and pick-up periods being imposed by condition.
- 7.5 **WSCC Tree Officer:** Concerned that lighting already installed has damaged nearby trees and their roots. If further groundworks are required, a tree and root protection plan must be submitted for approval in advance.
- 7.6 **WSCC Street Lighting:** Advice given. Although the car park will be brighter than the surrounding highway road lighting, it does not appear overly bright in the calculations supplied. The timing of when the lights can turn on and off is entirely down to the school. Painting the galvanised columns may help in removing the 'industrial' criticism from local residents.
- 7.7 **County Councillor - David Simmons:** Has concerns over lighting intensity impacts on local residents, specifically those living in Oldfield Crescent to the east, a number of whom have made complaints to the County Council on this matter. Requested that this application be determined by Planning Committee.

## 8. Representations

- 8.1 The application was publicised in accordance with Schedule 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. In response to the erection of three site notices located around the application site, an advertisement in the locally-read newspaper and sixteen neighbour notification letters, eleven representations were received from local residents and interested third parties, with ten objecting or raising concerns to the proposed development, and one in support.
- 8.2 The objections and concerns related to the currently installed columns being unauthorised development, and the proposed columns being 'industrial' in appearance and poorly designed, out of character in this sensitive area, adversely affecting the adjoining Conservation Area designation, being overbearing, visually unacceptable, causing light pollution, being left on outside of school use, and that bollards should be used and not columns.
- 8.3 The one supporting comment cites that some additional lighting is needed locally for both the safety of the school and residents although the columns if painted green, like other lamp posts locally are, would be less visually intrusive.

## 9. **Consideration of Key Issues**

9.1 The main material considerations in relation to this application are whether the proposed development:

- meets a need;
- is acceptable in terms of its impact on the character of the area; and
- is acceptable in terms of impacts on local amenity.

9.2 Although the part-retrospective nature of the application is not a material consideration, the impact of the existing lighting is a material consideration.

### ***Need for the Development***

9.3 The proposed development seeks to provide a new lighting layout to the school's existing car parking area and access road.

9.4 The Supporting Statement submitted with the application notes:

*"Workplace Health and Safety and Welfare requirements state that outdoor traffic routes used by pedestrians should be adequately lit after dark. Since the car parking has been repositioned and extended (under planning permission WSCC/013/16/SW and completed late 2017) a new lighting scheme to serve the new parking area has been proposed."*

9.5 Given that the need for safety lighting has been assessed and identified by the Local Education Authority, it is considered that there is a genuine need for the proposed lighting layout.

9.6 *The proposed development would allow the installation of a replacement lighting layout to the school's existing car parking area and access road. This is needed to comply with Workplace Health and Safety and Welfare requirements, which state that outdoor traffic routes used by pedestrians should be adequately lit after dark. It is, therefore, concluded that there is a genuine need for the proposal.*

### ***Impact on Character of the Area***

9.6 The school lies in a residential area with a number of dwellings in close proximity to all boundaries of the site. The Southwick Conservation Area abuts the school's southern boundary, as do the listed buildings the Old Rectory and the Church of St Michael.

9.7 The lighting columns and lighting bollard within the car parking area would be separated from the Conservation Area and Listed Buildings by the mature trees along the southern boundary of the site and adjoining residences, both providing visual screening. At closest, the car parking area would be some 120m north-east of the Grade II Listed Old Rectory grounds, while the Grade II Listed Church of St Michael would be some 75m south of this area. The columns and bollard would, therefore, have a negligible off-site visual impact and are not considered to detract from the adjacent historic features.

- 9.8 Five bollards, with one replacing an existing lighting column adjacent to the access road's barrier, would be installed on the eastern side of the school's access road leading on to Church Lane, the southern end of which is within the Conservation Area and setting of the Church of St Michael. At 1m in height, their visual impact is not considered to be significant or detrimental to the setting of the Conservation Area or Listed Buildings.
- 9.9 Although the proposed lighting columns within the car parking area would be 4m in height, the off-site visual impact would be diminished by being finished in a sympathetic colour. The lighting bollards, at 1m in height, would be negligible in terms of off-site visibility. WSCC Street Lighting suggest 'Sherwood Green' to match local street lighting columns, which would be required by condition. The columns and bollards would be set back significantly within the site so the impact on the streetscene would be minimal. This is considered to be acceptable, softening their external appearance and reducing visual impacts on the locality.
- 9.10 It is concluded, therefore, that the proposed development would not detract from the character of the area, including the adjacent Conservation Area. It would be in keeping with this environment and would not be an entirely unexpected feature within an existing educational land use. It is considered that the proposed development would accord with Policy 17 of the Adur Local Plan (2017).
- 9.11 *Although the school abuts a Conservation Area and Listed Buildings, the proposed lighting would be separated from the historic features by mature trees, and hard and grassed play areas, and would be seen in the context of the school grounds. The impact on these historic features and their setting is not considered significant. The impact on the wider character of the area is not considered significant as the proposed lighting columns and bollards would be set back from the streetscene and partially enclosed within the site by other buildings and structures. The development is, therefore, considered acceptable in terms of its impact on the character of the area.*

### ***Impact on Local Amenity***

- 9.12 The school lies in a residential area with a number of dwellings in close proximity to all boundaries of the site. Accordingly, there is the potential for the development to result in adverse impacts on the amenity of local residents, as has been raised in objections.
- 9.13 The existing four 5m high lighting columns, that are the subject (in part) of this retrospective application, have been the subject of complaints from local residents due to their height, and the intensity and glare of the lighting onto their properties. The duration of the lighting use and impact, plus the 'industrial' appearance and design of the lighting columns, has also been criticised.
- 9.14 The applicant is proposing to address these issues by reducing the height of three of the existing lighting columns around the car parking area from 5m to 4m, and replacing the 5m high column nearest to residential properties at the access barrier with a 1m high bollard. The further five proposed 1m high bollards to be installed within the car parking area (1) and alongside the access

road (4), would be screened by existing planting, fencing and walling alongside the school's eastern boundary. It is also proposed to provide baffles (i.e. shielding) around the columns' bulbs to reduce light spill, and to install timers to ensure the lighting is off before 07.00 and after 21.15 each weekday, and when the school is not in use. The timing controls have been proposed by the applicant and are required to be imposed by condition by Adur District's Environmental Health Department, to make the proposed lighting scheme acceptable in this location and reducing light pollution and visual impacts on the locality.

- 9.15 It is considered that with these measures in place, the lighting would not have an adverse impact on neighbouring residential properties or the wider area.
- 9.16 There may be some impact during the construction period. Contractors would use the existing school access which is in close proximity to a number of neighbouring residential gardens alongside the school's eastern/south-eastern boundaries. This may lead to some disturbance during construction activities, specifically the arrival and departure of vehicles. However, any amenity impacts from construction activities would be temporary and can be controlled by condition.
- 9.17 During term-time, additional restrictions would be imposed at school drop-off and pick-up times. Further, where necessary Environmental Health Officers have the power to control construction related noise/dust impacts. Given these factors, although some limited impacts on amenity are likely, they are not considered to be so severe or of such a duration as to be unacceptable.
- 9.18 It is concluded, therefore, that the proposed development would not adversely affect the outlook or residential amenity of neighbouring properties to the east and south of the car parking area and the wider school site. It is considered that the proposed development would accord with Policies 15 and 34 of the Adur Local Plan (2017).
- 9.19 *The proposed lighting would not result in a significant increase in disturbance from the school, particularly given the urban environment in which it is located. The lighting would be set back from neighbouring dwellings, lower in height than is currently the case, shielded using baffles and screened by existing boundary planting, fencing and walling to reduce light spill, and restricted by timers during school hours only. This would minimise the impact of light spill on neighbouring properties. Although construction activities may result in some impacts upon the locality and on residential amenity, they would be temporary and minor in nature and could be mitigated through the imposition of appropriate planning conditions and environmental health regulations. It is, therefore, concluded that the proposed development would not have unacceptable impacts upon amenity.*

## 10. **Overall Conclusion and Recommendation**

- 10.1 It is proposed to install lighting on The Glebe Primary School's existing car parking area and access road. The Local Education Authority has identified the need to comply with Workplace Health and Safety and Welfare requirements, which state that outdoor traffic routes used by pedestrians should be adequately lit after dark.

- 10.2 Although the proposed development would be adjacent to a Conservation Area and Listed Buildings, it would be set back from them and separated by mature trees, minimising the visual impact. The proposed lighting columns would include baffles (i.e. shielding) around the bulbs and would have timers to minimise the impact on neighbouring properties, and the column nearest these properties would be replaced with a lighting bollard.
- 10.3 Subject to conditions, the development would not result in any significant impacts on the local environment or on local amenity. The proposed development, therefore, is in accordance with the policies of the Development Plan.
- 10.4 It is **recommended**, therefore, that planning permission be granted subject to the conditions and informatives set out at **Appendix 1**.

## 11. **Crime and Disorder Act Implications**

- 11.1 There are no implications.

## 12. **Equality Act Implications**

- 12.1 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers considered the information provided by the applicant, together with the responses from consultees (and the representations made by third parties), and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## 13. **Human Rights Act Implications**

- 13.1 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the County Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic well-being of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 13.2 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

13.3 The Committee should also be aware of Article 6, the focus of which (for the purpose of this committee) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

Michael Elkington  
Head of Planning Services

**Background Papers:** As set out in Section 6.

**List of Appendices**

Appendix 1 - Conditions and Informatives

Appendix 2 - Site Location Plan

Appendix 3 - Site Plan

Appendix 4 - Access Road Lighting Plan

Contact: Sam Dumbrell, ext. 26947

## **Appendix 1: Conditions and Informatives**

### **GENERAL**

#### Commencement

1. 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.*

#### Approved Plans/Documents

2. The proposed development shall not take place other than in accordance with the approved plans:

- Location Plan (Drawing No. TSP542/00/A/1000, dated 25/08/17);
- Site Plan (Drawing No. TSP542/00/A/1001 Rev D, dated 25/08/17);
- Electrical Services. Car Park Lighting & Barrier Power and Entry Systems (Drawing No. PML-EC3600-E-500 Rev C8, dated July 2016);
- Elevations (Drawing No. TSP542/00/A/1002 Rev C, dated 25/08/17);
- Kingfisher Klou Bollard Data Sheet (KF KLOU 180 VERSION 2);
- Kingfisher Lighting Columns Data Sheet 2016 (KF COLUMNS 14.04.2016 VERSION 3);
- Viva City Lighting Column - Data Sheet 2016 (KF VIVA CITY 14.04.2016 VERSION 4);
- ASD Installation : Roadway Lighting Specifications (09.04.2018);

along with documents submitted with the application, save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

*Reason: To secure a satisfactory development in accordance with the NPPF (2018).*

### **PRIOR TO COMMENCEMENT**

#### Finishes

3. No development shall be carried out until a schedule detailing the proposed finishes of the lighting columns has been submitted to and approved in advance and in writing by the County Planning Authority. Once approved, the development shall be constructed in accordance with the approved schedule, and maintained as approved.

*Reason: In the interests of amenity and to ensure the development has a good quality appearance.*

## **CONTROLLING INSTALLATION WORKS**

### Construction Management Statement

4. No development shall take place until a Construction Management Statement has been submitted to and approved in advance and in writing by the County Planning Authority. The Statement shall provide details as appropriate but not necessarily be restricted to the following matters:

- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- measures to ensure safe vehicular and pedestrian access during installation.

Once approved, the Construction Management Statement shall be implemented in full during the entire installation period.

*Reason: To secure safe and satisfactory means of vehicular access to and from the site during the installation period in the interests of highway safety.*

### Tree Protection Statement

5. No development involving groundworks shall be commenced until a Tree Protection Statement has been submitted to and approved in advance and in writing by the County Planning Authority. Once approved, the Tree Protection Statement shall be implemented in full throughout the entire installation period. Any planting which dies, is removed or becomes seriously damaged or diseased during the installation period shall be replaced in the next planting season with others of similar size and species, unless the County Planning Authority gives written consent for any variation.

*Reason: To protect existing high value trees in the interests of the local landscape.*

### Hours of Installation Works

6. Installation (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive (but no deliveries or departures by goods vehicles shall take place between the hours of 08:30 and 09:15 and 14:30 and 15:30 during school term-time);
- 09.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays.

*Reason: In the interests of the amenity of the locality and of local residents.*

## Hours of Use

7. The lighting columns hereby permitted shall be turned off between the hours of:
- 21:15 and 07:00; and
  - at all times when the car park is not being used for educational purposes.

*Reason: In the interests of the amenity of the locality and of local residents.*

## **Informatives**

- A. In accordance with paragraph 38 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive way, and has worked proactively with the applicant by:
- Providing pre-application advice;
  - Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
  - Discussing issues of concern as early as possible, including those raised by consultees and third parties;
  - Giving them the opportunity to provide further information/changes to overcome material impacts; and
  - Working with consultees.

As a result, the County Planning Authority has been able to recommend the grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B. The Environmental Health Authority, Adur and Worthing Councils, may use their powers under the Control of Pollution Act 1974 (COPA) to enforce against any nuisance (including waste disposal, water pollution, noise, atmospheric pollution and public health; and for purposes connected with the matters aforesaid) from the site. For any queries on this matter, please contact the Environmental Health Department of Adur and Worthing Councils on 01903 221064.