

**Details of external lighting for new arts & media centre,
Hextable School – ref. SE/03/2186/R7**

A report by Head of Planning Applications Group to Planning Applications Committee on 16 May 2006.

Details of external lighting pursuant to condition (7) of permission SE/03/2186 for a new arts & media centre, additional car parking, bus and drop off laybys, Hextable School, Egerton Avenue, Hextable.

Recommendation: Subject to resolution of the outstanding matters, the external lighting details be approved.

Local Member: Mr M. Fittock

Classification: Unrestricted

Background

1. At the last Committee meeting on the 11 April 2006 Members considered the report (attached as an appendix) which deals with details of landscaping and external lighting pursuant to two planning conditions imposed on the original planning consent for what is now known as 'Hextable Dance'. It will be seen from the minutes attached at the beginning of this agenda that Members resolved that the submitted landscaping scheme be approved. However consideration of the external lighting scheme was deferred to enable further details of light spill to be gathered. In addition I was requested to take steps to have the lighting switched off overnight pending the outcome of the proposal.

Action and current position

2. Following the Committee meeting, both the applicants' Architect and the Artistic Director of Hextable Dance have been contacted to advise them of Members' resolution relating to the details of the external lighting and of the concerns expressed. Further information has been requested relating to luminance and light spill levels and the applicant has been asked to consider some means of reducing the glare from the bulk head lights at the front of the building facing Egerton Avenue. A request has also been made that the lighting is not left on overnight.
3. I am awaiting the further information requested and any possible proposals for mitigating glare from the lights at the front of the building. In the meantime, I have been advised that the canopy lights and the illuminated 'Hextable Dance' sign have been set to switch off at 2200 hours. The Artistic Director of Hextable Dance has also confirmed that the bulk head lights have been switched off pending Engineers re-programming the time switch for these lights to also switch off at 2200 hours. In respect of the column - mounted street type lamps, that is the two relocated in the car park to the side of the building, and the three new ones to the rear of the building, I am seeking clarification on how and when these are switched on and off. Indications are that these are integrated with the rest of the school lighting.
4. Further to the above, Members will recall that the night time photograph(s) displayed at the last Committee meeting showed a very intense bluish light. The photograph was of the rear of the school/Hextable Dance and, having visited the site, I have established that that light was at the rear of the school buildings and not under the control of Hextable Dance. It appears that the particular light source was from a pair of column mounted floodlights directed across tennis courts. Although not part of the submission

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under consideration, I have drawn the School’s attention to the nuisance of them being left on into the night. I have asked for clarification as to when they are switched on and off, and information on how they manage the rest of the external lighting under their control within the school site. I have had a response, which indicates that the former lights are left on when the tennis courts are used on a few occasions a year for overflow car parking. The School Bursar has asked to be contacted if these are left on unnecessarily. There are also two lights on the front of the building that may be causing nuisance and the school have asked their electrical contractor to reset the timers to go off around 2200 hours, although possibly 2300 hours on a Tuesday (if the timers can be set to specific days).

Conclusion

- 5. I hope to be in a position to give updates at the Committee Meeting on receipt of the further information and clarification on the various outstanding matters relating to the Hextable Dance external lighting, referred to above. My recommendation is therefore subject to resolution of these, including proposals for mitigating the impact of the lighting, as discussed, and switching the lighting off at an appropriate time, in order to safeguard the amenity of local residents.

Recommendation

- 6. SUBJECT TO resolution of the outstanding matters relating to the Hextable Dance external lighting, I RECOMMEND that the details of the external lighting, as amended and amplified, BE APPROVED.

Case officer - Paul Hopkins	01622 221051
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Background documents - See section heading
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