

Details pursuant to condition 3 (external materials) and 4 (external lighting) – Tunstall Primary School, Tunstall Road, Tunstall (SW/14/153)

A report by Head of Planning Applications Group to Planning Applications Committee on 11 February 2015.

Application submitted by Kent County Council Property and Infrastructure Support for further details pursuant to condition 3 – details of external materials, and condition 4 – details of external lighting at proposed Tunstall Primary School, Tunstall Road, Tunstall. (Ref: SW/14/153/R3 & R4).

Recommendation: The details of external materials and external lighting be APPROVED.

Local Members: Mr L Burgess and Mr R Truelove

Classification: Unrestricted

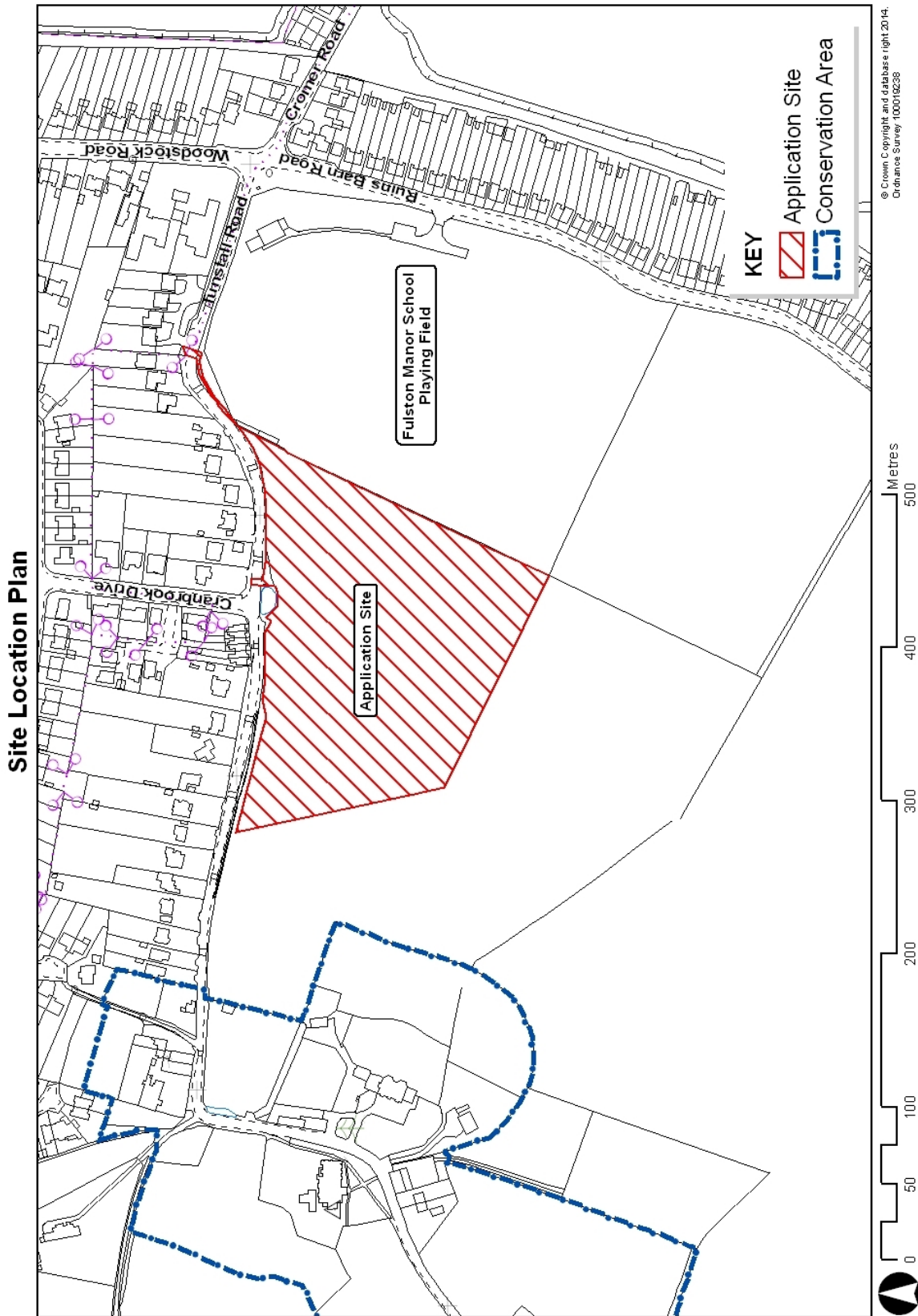
Background

1. This report relates to the details of a development proposal that has already been determined by the Planning Applications Committee in May 2014 and planning consent already issued. The reason for the report is to highlight some ongoing issues raised with respect to the details of the permitted proposals, and is not an opportunity to revisit previous deliberations over the principle of the proposed development.

Site

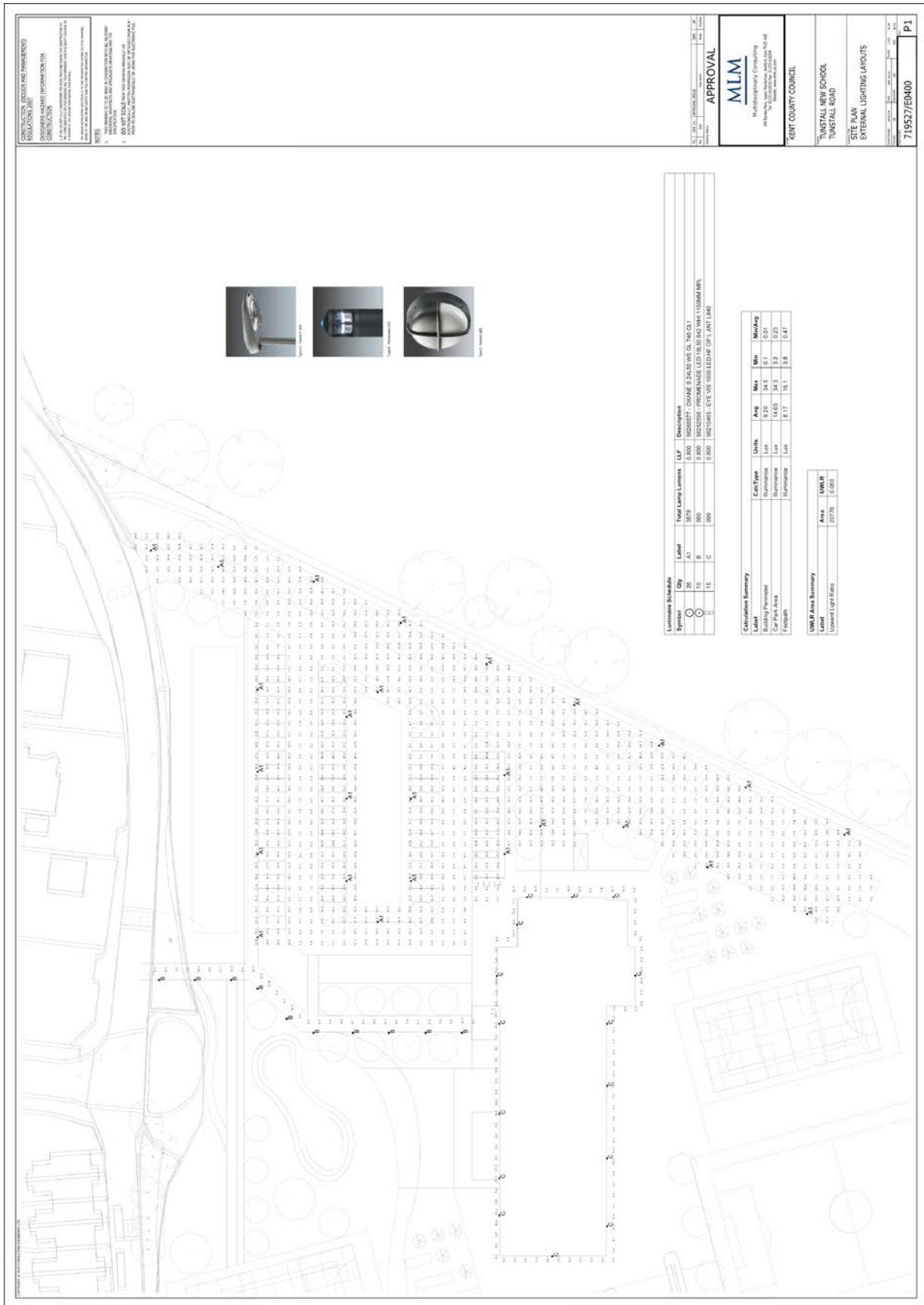
2. The site for the new Tunstall Church of England Primary School lies to the southern side of Tunstall Road, with the roadside boundary being edged with hedgerow, trees and a natural pond. The eastern boundary of the site is formed by the Fulston Manor School playing fields and an informal formed path connecting Tunstall Road to the Public Right of Way to the south of the site. This boundary is marked with a post and wire fence and a line of semi-mature field maples and holm oaks. The southern and western edges of the proposed site are physically unmarked and form part of a continuous area of arable farmland extending south towards the M2 motorway and west towards Tunstall village. The site itself forms part of this arable farmland, with no evidence of previous development. The site has a change in levels, with the land sloping from the west down to the east and from the south down to the north.
3. The area to the north of the proposed site is exclusively residential in character, and forms the southernmost part of the town of Sittingbourne. The housing on the northern side of Tunstall Road, fronting the proposed school site, predominantly consists of detached properties in a ribbon layout, as well as a terrace of 6 Victorian farm cottages opposite the informal pond. The Fulston Manor playing fields provide a rugby pitch and two football pitches and a brick built pavilion is located in the north-eastern corner of the site adjoining Cromer's Corner. Along the eastern boundary of the playing fields lies another ribbon of housing development that fronts onto Ruins Barn Road.
4. The site area comprises 3.17 hectares, and lies outside the core of Tunstall village and outside the Tunstall Conservation Area, with the proposed new school building being about 180 metres from the Conservation Area and about 240 metres from the nearest buildings within it.

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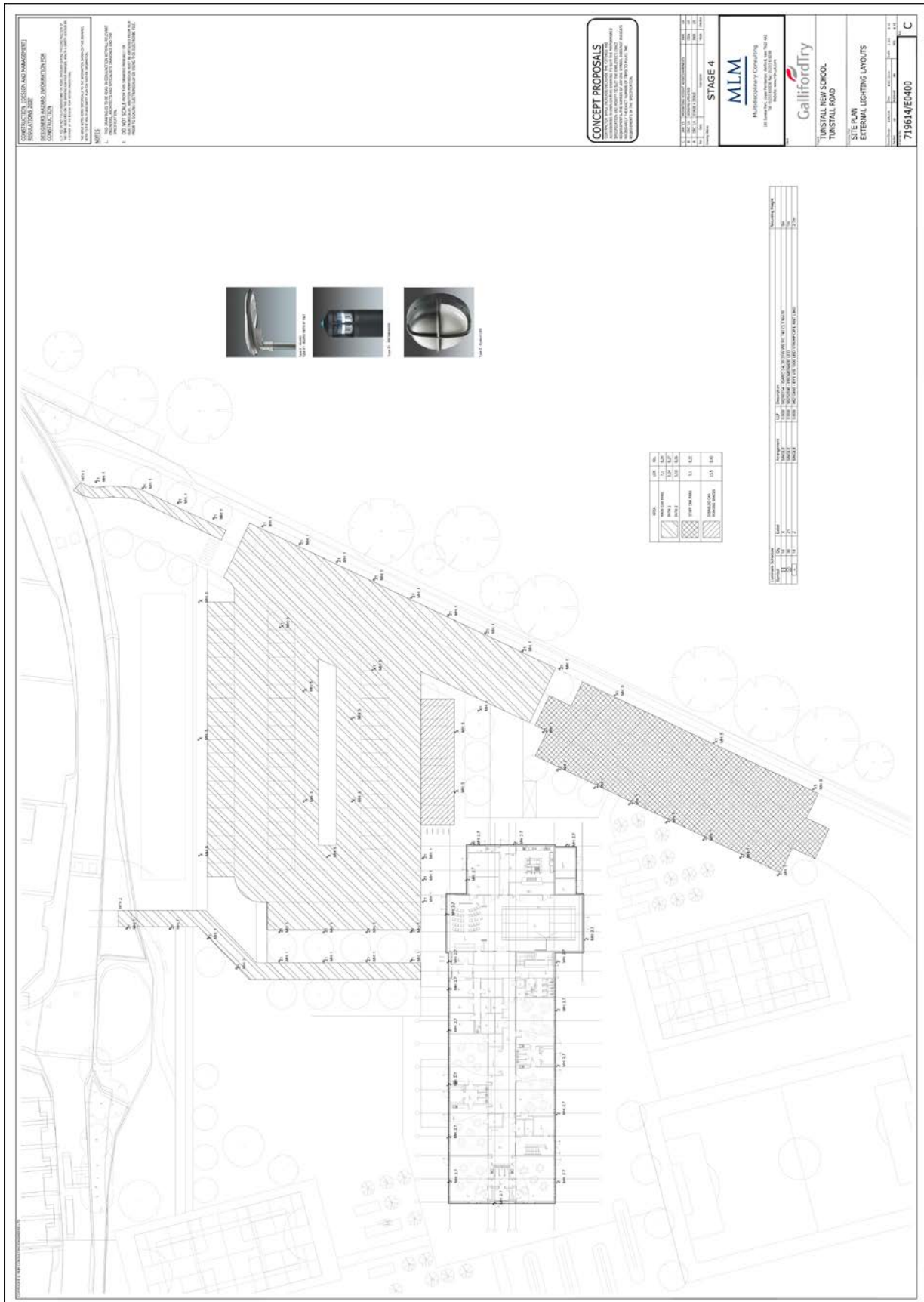
Site Location Plan

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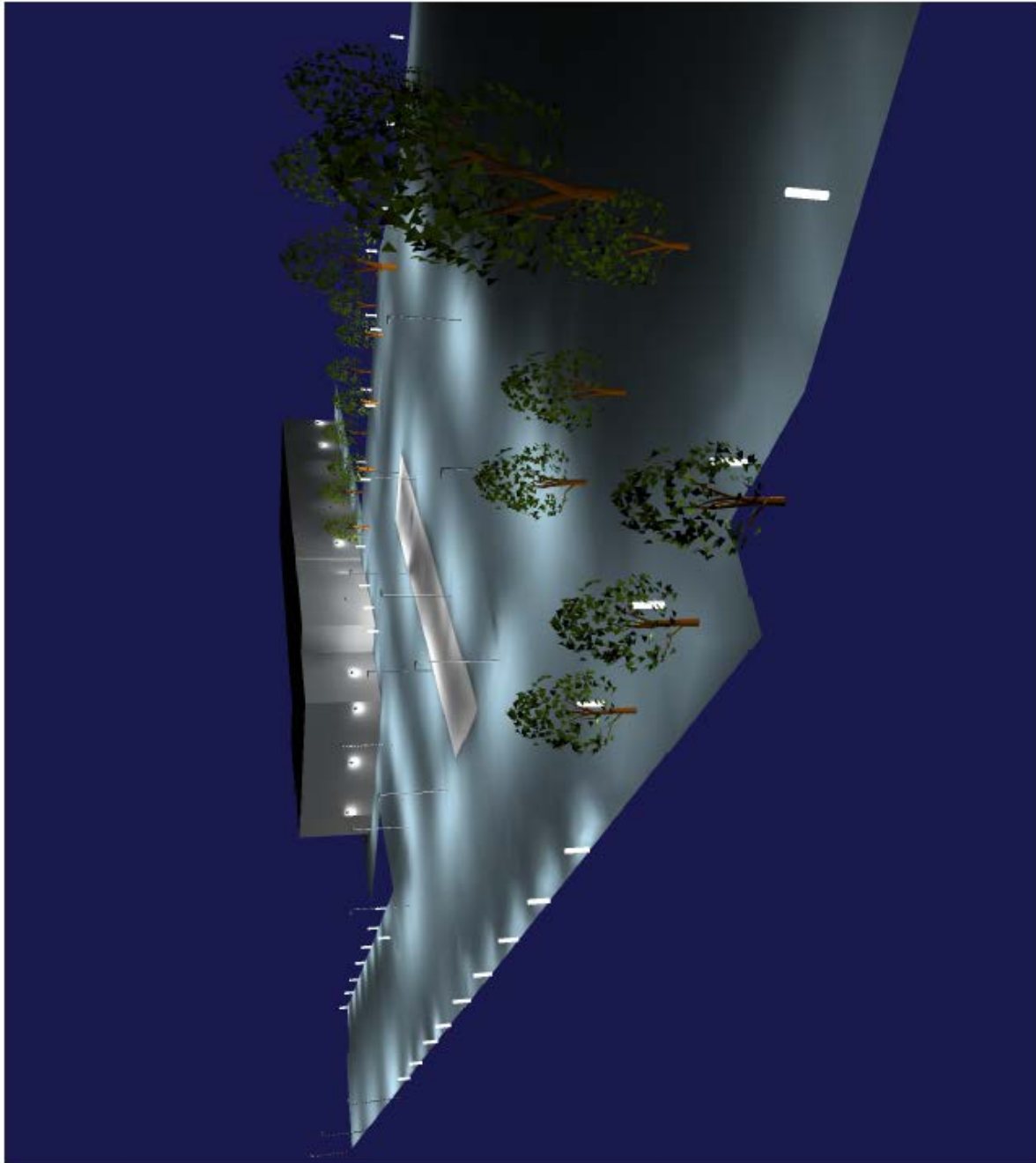
Original lighting scheme permitted under SW/14/153

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Revised lighting scheme submitted as part of the discharge of external lighting condition.

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Exterior lighting scheme – computer generated image

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5. Planning permission for a new two form entry primary school, including associated vehicular access, parking, drop-off and manoeuvring area, external sports provision, outdoor learning spaces and a comprehensive landscaping scheme incorporating hard surfacing, planting and surface water drainage provision, was granted planning permission in May 2014 (under planning consent SW/14/153). Members attended a site visit to the new school site in March 2014 and a Planning Applications Committee Local Meeting was held in April 2014. This planning application was reported to Members at the 14 May 2014 Planning Applications Committee meeting, where Members approved the planning application. This planning permission included a number of conditions, requiring submission of detailed matters to the County Planning Authority for approval, which have or are in the main being dealt under delegated powers, where attracting no relevant objections or being largely technical matters attracting no comment.

Proposal

6. This report deals with the discharge of 2 conditions: Condition 3, **external materials** and Condition 4, **external lighting**.

Condition 3, **external materials**, required details and samples of all materials to be used externally, including colour finishes, to be submitted for the written approval of the County Planning Authority, and once approved, the development shall be carried out using these approved materials. This was required to ensure a satisfactory appearance to the development.

Condition 4, **external lighting**, required details of all external lighting and hours of operation to be submitted for the written approval of the County Planning Authority, and thereafter shall be implemented as approved. This was required in the interests of the local amenity.

7. To fulfil the requirement of the **external materials** condition and to enable it to be discharged, a list of all the samples submitted included:
- 6x Permarock rendered colour panels (in varying colours of blues and greens);
 - 2x timber cladding panels (natural wood colour and black painted);
 - 2x brick samples (Marpessa Multi stock and Midnight Blue);
 - Roof slate (Marley Eternit);
 - Guttering and downpipes (Marley Alutec powder coated aluminium in Black);
 - Fascia and soffit (Fundermax Graphitgrau in Charcoal); and
 - Example of brackets.
8. Drawings were also provided which showed where these materials would be used on the school building and these are included in this report. The ground floor of the school will be mainly brick and sections of colour render panels. The first floor will be clad with the two different colours of timber cladding and small section of colour panels will be placed in between the windows.
9. The proposals for **external lighting** are lighting to the new building, car parking and access areas and include column mounted luminaires, wall mounted luminaires and bollard luminaires. The originally approved external lighting scheme proposed 26no 5m (16.4ft) high column mounted luminaires (A), 10no 1.15m (3.8ft) high bollard luminaires (B) and 15no wall mounted luminaires (C). The applicant confirmed that the general

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operating hours in winter would be between 07.00 and 19.00 hours and that daylight sensors (dusk to dawn sensors) would be fitted to ensure that the lights did not operate any longer than necessary. The external lighting would not be on during school holidays or at weekends. As the daylight hours change then the lights would be on a sensor switch (within the agreed times) which would be similar to street lighting, so that they would not be on any longer that they would have to be. The School has also requested the occasional extension of these lighting times to stay on until a maximum time of 23.00 hours on up a maximum 14 times per year, which would be at the School's discretion. This would be an occasional use based in out of hour's activity at the school or for a community event. The lighting is required for these periods of time as a matter of health and safety for the building's users ensuring any potential hazards are lit.

10. Following concerns raised by Tunstall Parish Council and 2 local residents over the number of the 5 metre (16.4ft) high column mounted luminaires, the proposed external lighting scheme has been amended, substituting some column lighting for lower level bollard lighting. Drawings showing both the original and amended proposals are attached. The amendments are as follows:

- 16no 5m (16.4ft) high column mounted luminaires are proposed, as opposed to the previously approved 26no;
- 36no 1.15m (3.8ft) high bollard luminaires are proposed as opposed to the previously approved 10no;
- 18no wall mounted luminaries are proposed to be located on the building, as opposed to the previously approved 15no.

Planning Policy

11. The most relevant Government Guidance and Development Plan Policies summarised below are appropriate to the consideration of this application:

- (i) **National Planning Policy and Guidance** – the most relevant national planning policies and policy guidance are set out in:

The **National Planning Policy Framework (March 2012)** and the **National Planning Policy Guidance (March 2014)** set out the Government's planning policy and guidance for England, and is a material consideration for the determination of planning applications. It does not change the statutory status of the development plan which remains the starting point for decision making. The NPPF and its guidance replace the majority of the former Planning Policy Guidance Notes (PPG's) and Planning Policy Statements (PPS's). However the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications the NPPF states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

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- Supporting a prosperous rural economy by promoting the retention and development of local services and community facilities in villages
- Achieving the requirement for high quality design and a good standard of amenity
- The promotion of healthy communities
- Conserving and enhancing the natural environment, including protecting and enhancing valued landscapes
- Conserving and enhancing the historic environment

In addition, Paragraph 72 states that: *The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools, and works with schools promoters to identify and resolve key planning issues before applications are submitted.*

Policy Statement – Planning for Schools Development (August 2011) sets out the Government's commitment to support the development of State-funded schools, and their delivery through the planning system.

(ii) **Local Planning Policy**

(a) The adopted **Swale Borough Local Plan (Saved Policies) 2008** constitutes the current adopted development for the Borough and can be summarised as follows:

- Policy SP1 *Sustainable development:*
Proposals should accord with the principles of sustainable development, and ensure that proper and timely provision is made for social and community infrastructure.
- Policy SP2 *Environment:*
Development should avoid adverse environmental impact, and where development needs are greater, adverse impacts should be minimised and mitigated.
- Policy SP5 *Rural communities:*
Development must meet high design standards that respond positively to the character and form of the location.
- Policy SP7 *Community services and facilities:*
Planning policies and development proposals will promote safe environments and a sense of community by increasing social networks by providing new services and facilities, and safeguarding essential and viable services and facilities from harmful changes of use and development proposals.
- Policy E1 *General development criteria:*
Development proposals should: accord with the Development Plan unless material considerations indicate otherwise; reflect positively

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characteristics and features of the site and surroundings; and protect and enhance the natural and built environments.

- Policy E15 *Conservation Areas:*
Development proposals within, affecting the setting of, or views into and out of conservation areas, should preserve or enhance all features contributing to its special character or appearance.
- Policy E19 *Design quality and distinctiveness:*
Development proposals should be of high quality design and respond positively to design criteria.
- Policy T4 *Cyclists and pedestrians:*
New development proposals should have regard to the needs and safety of cyclists and pedestrians, including the disabled, and cycle parking facilities should be provided in a convenient, secure and safe location.

(b) The draft **Swale Borough Local Plan 'Bearing Fruits'** (August 2013):

- Policy DM13 *General development criteria:*
All development proposals should accord with the policies and proposals of the Plan unless material considerations indicate otherwise, respond positively to meeting the challenge of climate change, reflect the positive characteristics and features of the site and locality, conserve and enhance the natural and/or built environments, including the historic environment, be both well sited and of a scale, design, appearance and detail that is appropriate to the location, and cause no significant harm to amenity and other sensitive uses or areas. Development proposals shall also meet a high standard of landscaping, and provide safe vehicular access, with convenient routes and facilities for pedestrians and cyclists and parking and servicing facilities in accordance with the County Council's standards.
- Policy DM15 *Design quality and distinctiveness:*
Development proposals shall be of a high quality design appropriate to its surroundings and be designed to achieve safe, accessible, comfortable, varied and attractive places, to enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness, make efficient use of natural resources including sensitively utilising landscape features, landform, biodiversity and climate to maximise energy conservation, retain and enhance features which contribute to local character and distinctiveness, protect and retain trees that make an important contribution either to the amenity, historic, landscape or biodiversity value of the site or the surrounding area, provide a high standard of locally native plant species and trees for soft landscaping, and provide hard landscaping, surface and boundary treatments that are locally distinct and that respond positively to the character of the locality, provide features and management intended to encourage biodiversity, be appropriate to context in respect of scale, height and massing, make best use of texture, colour, pattern, and durability of materials, ensure the long-term maintenance and management of buildings and spaces, maximise opportunities for sustainable design and construction,

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sustainable drainage systems, carbon reduction and minimising waste, and adhere to the guidance in Kent Design. All development proposals shall include measures to address climate change, using materials and construction techniques which increase energy efficiency, reduce waste and reduce carbon emission, and make efficient use of water resources. All new non-residential developments shall aim to achieve BREEAM 'good' standard or equivalent, and all new non-residential developments over 1,000 sq m gross floor area should aim to achieve the BREEAM "Very Good" standard or equivalent.

Consultations

12. **Swale Borough Council** commented as follows on the external materials condition:

"For condition 3 (materials) the proposal appears to follow on from the details proposed at the application stage and I raise no objection to them."

Tunstall Parish Council commented as follows on the external materials condition:

"Members are happy with the wooden cladding and it is nice to see local bricks being used, but wish to object to the colour panels/rendering which they feel will be out of context with the surrounding area and the nearby Conservation Area."

Swale Borough Council was consulted on the external lighting condition but no response has been received to this consultation. However when the Borough Council were consulted on the original planning application, which included the drawing showing the proposed external lighting but not the specification, the only comments made about the external lighting referred to the issue that if flood lighting was to be proposed on this site, then it would need to be well controlled to avoid light pollution or any adverse impacts on the amenities of local residents.

I can confirm that no floodlighting has been proposed as part of the planning application or as part of this discharge of external lighting details. In fact a condition has been imposed that if the School wanted any other lighting on this site, then another planning application would have to be submitted.

Tunstall Parish Council commented as follows on the external lighting condition:

"Members would ask that all lighting 'A' (5m high column mounted luminaires) is substituted for lighting 'B' (1.15m high bollard luminaires), this precedent has been set by with the Village Hall (there are no columns just pillar lighting) and most of the village has no street lighting, apart from that in lower part of Tunstall Road, County installed because of the traffic calming. If this is not possible then Members would prefer 3m columns for 'A' (5m high column mounted luminaires) to try and reduce light pollution to nearby properties. Members would also like clarification as to what times the lighting will be 'on' and what limits will be put on this."

Highways and Transportation Manager commented as follows on the external lighting condition:

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“Having considered the lighting details submitted in respect to Condition 4, I would raise no objection on behalf of the local highway authority and confirm that I am satisfied that the condition can be discharged.”

13. Further consultation has taken place with Tunstall Parish Council to discuss the two conditions to be discharged. At the December 2014 Parish Council meeting, representatives from KCC Strategic and Corporate Services and the Diocesan Architects attended the meeting and brought along the actual samples to show the Parish Council (as opposed to Parish Council previously seeing photographs of the samples and coloured drawings of the building). The Clerk of the Parish Council posted minutes of the meeting, and the relevant sections of the minutes read as follows:

“They (KCC and Diocese Architects) explained that the coloured panels will only cover 10% of the building and will be at ground level; the rest of the building will have weather-boarding.”

“The lighting has now been re-designed; they (the Parish Council Members) were not happy with the 26 x 5 metre high columns: now down to 8 columns in the centre of the site.”

The Parish Council then continued with their meeting without the representatives from KCC and the Diocesan Architects and further discussed the conditions, which read in the Parish Council minutes as follows:

“Members referred to the discussion with the representatives from KCC and the Diocese Architects; they were not entirely happy with the coloured panels; however the actual colours were more ‘muted’; they accepted that the building would look ‘inviting for children’ and had been informed that only 10% of the building will contain these panels. It was also somewhat reassuring to learn that the panels will be at floor level and with the trees now remaining will not be highly visible from nearby properties.”

However further correspondence has been subsequently received from the Parish Council, which reads as follow:

“However, a week later Members were informed that a meeting had been held between the contractors, KCC, representatives from the village and a representative from the Parish Council (this group is known as 4Tunstall) at which it is stated that coloured panels will be on the top part of the building (coloured aluminium panels to match the render panels on the top section of the building) but at the Parish Council meeting the only mention of any colour to the top was that there would be ‘thin slithers’ between the windows and that this would be hardly noticeable. In light of this the Parish Council feels that it is unable to remove its objection to the coloured panels (apart from the black/brown) as we are receiving conflicting information as to what is actually happening with these and the promised 10% on the ground floor now seems to be changed.

At the Contractors, KCC etc, meeting it was also advised that there will be 16 lighting columns, an increase of 100%. Again despite being advised of 8 at the Parish Council meeting this too has changed. Tunstall does not have any street lighting (apart from that imposed on us due to the traffic calming in the lower part of Tunstall Road). If you visit the village hall it only has pillar lighting and this is only switched on for functions. We asked that the columns be reduced in number; that most full length columns be reduced in height and that columns be substituted with the ground level pillar lighting; to avoid pollution and nuisance to nearby neighbours and the surrounding rural area.

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Again we appear to be receiving conflicting information as to what is actually happening.”

Local Member

14. The local County Members, Mr Burgess and Mr Truelove were notified of the external materials details on 2 September 2014 and of the external lighting details on 16 October 2014.

Representations

15. 2 letters of representation have been received objecting to the external materials condition and 2 letters of representation have been received objecting to the external lighting condition. The objections are summarised as follows:

External materials

- The colour panels and the choice of colours are garish in tone and will be again detrimental to residents’ amenity;
- They need to be ‘toned down’ and the number of colours reduced;
- Too many bright colours may well be great for the children but as they spend most of the day inside, that’s where the colours can be theirs;
- Residents have to look at these colours and the current palette is not suitable in our rural location;
- Certainly the colour scheme of the school must be changed to fit in with the local area, both parts of Tunstall Road, the Conservation part and the area which it totally devastates in Tunstall Road;
- The current scheme shows no feeling to the local residents’ concerns and what they may be looking at.

External lighting

- Primary concern is the number of and height of the lights listed as A (5m (16.4ft) high column mounted luminaires) on the plans;
- Despite suggestions to the contrary the height and quantity will give light overspill to residents throughout Tunstall;
- The 5m high columns should be replaced by those identified as B (1.15m (3.8ft) high bollard luminaires) on the plan, giving low level lighting which will not be as intrusive to residents;
- The amount and height of these lights will have a large impact on the local residents;
- They will be a complete source of light pollution to Tunstall Road, Ruins Barn Road and Cranbrook Drive.

Discussion

16. It needs to be borne in mind that the proposed school development has already been considered and permitted, including the proposed external materials (including colour palette) and the external lighting scheme. What is currently before Members are details of the colour details and lighting specification, rather than the principle of these elements. In considering these aspects regard must be had to the Development Plan policies outlined in paragraph 11 above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan

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Policies, Government Guidance and other material planning considerations arising from consultation and publicity. The issues of particular relevance in this instance are the acceptance of the samples of the external materials submitted and acceptance of the external lighting scheme.

External materials

17. At the planning application stage very little comments were raised about the proposed building design, layout and materials, although comments were made that the building would be visually intrusive in the landscape, obstruct views of the open countryside beyond and overshadow or dominate neighbouring properties. The design of the school had been carefully considered and was presented to the South East Design Panel for critical appraisal. As a result of these discussions it was accepted that the proposed external materials would include a combination of glazed panelling and black barn and natural timber weatherboarding, with solid stock brick and blue and green coloured render walling, with aluminium doors and windows, fibre cement slate pitch roofing and black rainwater goods.
18. All the details of the design, colours and materials were presented in the Design and Access Statement that accompanied the planning application that Members approved in May 2014 as well as on elevation drawings and other drawings. At this stage it was proposed to have four different colours, of varying shades of blues and greens, to be used throughout the building. Whilst Swale Borough Council did raise some minor concerns about the disposition of the materials and use of colour and cladding at the application stage, following subsequent liaison between the Borough Council and the developers prior to the submission of the discharge of external materials, it was agreed to introduce another two additional colours, again keeping to the proposed blues and greens but paler shades, so to introduce some lighter colours on the building. Therefore the scheme submitted for discharge now included all six proposed colours and it is this scheme that has been consulted upon. The Borough Council now raise no objection to the external samples and the locations where these materials are to be used on the building.
19. Tunstall Parish Council did not raise any objection to the specific proposed external materials at the planning application stage, however it is now raising objection to the colour panels/rendering which they feel will be out of context with the surrounding area and the nearby Conservation Area. Members should note that the materials and colours and the locations where these colour panels/rendering are to be used on the building were agreed at the planning application stage and planning permission has been granted on the information provided and approved at that stage. The external materials condition that was included as part of the planning permission for the school is a standard condition that is applied to most planning consents to provide samples of the external materials agreed to ensure that the building is built using those materials and colours as shown and approved in the granted planning permission. If the Parish Council were concerned about the colours and materials to be used on the building then it should have been raised at the application stage. So that these concerns could be considered as part of the consultees consideration of the proposed new school it is not reasonable to consider the principles of these materials again.
20. I note the Parish Council's concerns about conflicting information and uncertainty as to what development is proposed. As far as the planning application consultation process is concerned, the Parish Council has been sent both an electronic consultation to the external materials condition as well as in paper. A drawing showing where all the proposed colour render/panels was also provided, which included all six colours and

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which also showed where these colours were proposed on both the ground and first floor of the building. It is unfortunate that there is now some confusion about the use of colour panels by the windows on the first floor, since that has always been proposed from the outset. Further confusion seems to have occurred as a result of the working group (4Tunstall) which was set up as a courtesy liaison forum to keep various interested parties apprised of the project, but in this particular case it has resulted in conflicting information and confusion in the planning consultation process with the Parish Council.

21. Most of the colour render will be on the ground floor of the school building and small sections of colour render will be located in between the windows. The colour of these panels are varying shades of green and blue. These shades of colour are muted and considered sympathetic to the surrounding area, and would be barely indiscernible from the nearby Conservation Area because of distance and intervening tree cover. Due to the existing vegetation screening from Tunstall Road, most of the building will be shielded from view from most neighbouring properties, with only limited glimpses of the building from Tunstall Road. The building will be well set back from road and has been designed so that it would sit at the lowest practicable ground level. Due to the limited amount of colour on the first floor of the building, the colours will not be 'garish' in tone, as suggested by the Parish Council, or particularly stand out other than immediately close up. The outcome of the South East Design Panel discussions especially encouraged some usage of colour on this building, which after all is a school building and is to be used by primary school children. The positive design features of the building will help children identify their classrooms by the usage of these colours. The building has therefore been specifically designed to be inviting and visually stimulating to children, whilst also trying to be more discreet in the landscape by deference to its rural character.
22. I am therefore satisfied that the proposed selection of six varying colours of the render/panels that have been chosen to complement the other materials selected for the school building, in being a mixture of brick and brown and black timber cladding. As discussed previously, this discharge of condition for the samples of the external materials, is not an opportunity to revisit the materials or choice of colours, since the principle of these, and where these materials have been proposed on the school building, have already been discussed at the main planning application stage and been approved. Under the circumstances, I see no overriding planning reasons not to discharge the external material condition of the planning consent SW/14/153.

External lighting

23. The principle of the external lighting proposal was also put forward as part of the original planning application. A drawing was submitted which included 26no 5m (16.4ft) high column mounted luminaires (A); 10no 1.15m (3.8ft) high bollard luminaires (B), and 15no wall mounted luminaires (C). This scheme was then developed further for the discharge of condition and was submitted with the same number of luminaires as originally proposed. The condition also required the applicant to provide information about the proposed hours of lighting operation, which the applicant confirmed that the general operating hours in winter would be between 07.00 and 19.00 hours and that daylight sensors (dusk to dawn sensors) would be fitted to ensure that the lights did not operate any longer than necessary. The external lighting would not be on during school holidays or at weekends. As the daylight hours change then the lights would be on a sensor switch (within the agreed times) which would be similar to street lighting, so that they would not be on any longer that they would have to be. The School has also asked for the occasional extension of these lighting times to stay on until a maximum time of

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- 23.00 hours on up a maximum 14 times per year, which would be at the School's discretion.
24. The comments made by Tunstall Parish Council wishing to see the 5m (16.4ft) high column mounted luminaires being all replaced by the 1.15m (3.8ft) high bollard luminaires was put to the applicant, as well as the request that if that was not possible then for the 5m (16.4ft) high columns to be replaced with 3m (9.8ft) high columns. The applicant's lighting engineer was tasked with looking into this request, whilst maintaining a level of lighting on this site that is required by Regulations for the operation of a school.
25. The lighting scheme has therefore been amended, in response to the Parish Council's and local residents concerns, to now include 16no 5m (16.4ft) high column mounted luminaires (as opposed to the previously approved 26no); 36no 1.15m (3.8ft) high bollard luminaires (as opposed to the previously approved 10no), and 18no wall mounted luminaires to be located on the building (as opposed to the previously approved 15no). At the location of the proposed vehicular entrance to the school site, there were two 5m (16.4ft) high column mounted luminaires proposed but these have now been replaced by four of the 1.15m (3.8ft) high bollard luminaires. Further along this same boundary, a further four 5m (16.4ft) high column luminaires have been replaced with nine 1.15m (3.8ft) high bollard luminaires. Therefore the 5m (16.4ft) high column luminaires are now reduced in number and concentrated around the middle of the parents'/visitors' car park and along the eastern boundary of the staff car parking area. To make up for the loss of lighting that the 5m (16.4ft) high columns would provide has by necessity resulted in more 1.15m (3.8ft) high bollard lighting being provided than was shown on the original planning application. Unfortunately the 5m (16.4ft) high columns could not be replaced by 3m (9.8ft) high columns, as to get the same light coverage would have resulted in more columns, rather than less, being installed on this site in order to achieve the necessary level of illumination. The lighting scheme has also taken glare and overspill of lighting into account and this can be seen in the detailed lighting analysis that has been provided and which is included within this report.
26. As this is a school site, then there is a certain amount of lighting that is required as the School has a duty of care to its parents, staff and visitors to the site. It is not good practice to use bollard lighting in car parks, as any parked vehicle blocks out the light to the main area and this is why all bollard lighting is not considered acceptable for this site. The external lighting scheme for this site has been designed in accordance with BS (British Standard) 5489:2003, which gives standards for the lighting of outdoor car parks. In this case, the level of lighting should have a lighting level of 20lux, which is the requirement for a school car park as it is classified as a Heavy Traffic car park. However most of the vehicular traffic at a school site is during daylight hours and hence this is when the lighting will not be on. The majority of school staff will be arriving and leaving the car park during the times when the external lighting will be switched on and so in this instance the usage can be classified as Medium Traffic car park. For Medium Traffic car parks, the level of lighting can be reduced to 10lux. Therefore the external lighting scheme has been designed based on a 10lux lighting level and will result in a lower level of lighting than originally planned.
27. As school staff tend to be on the site earlier than the children in the morning and leave later than them in the afternoon, then the hours of lighting operation have been chosen to cover the hours that staff are likely to be arriving or leaving the school site. However, the lighting will only be on during the school day and not on at weekends or during the school holidays. Furthermore as the daylight hours change then the lights would be on

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a sensor switch (within the agreed times) which would be similar to street lighting, so that they would not be on any longer that they would have to be.

28. The suggestion that only 8no 5m (16.4ft) high column luminaires would be provided at this site, is again misinformation from some quarters since the original scheme showed 26no 5m (16.4ft) high column luminaires. The planning consent was therefore granted based on that number. Whilst the applicant has tried to take all of the comments made by the Parish Council and local residents on board, about reducing the number and height of the lighting columns, a technical expert in lighting has concluded that it is not possible to achieve the level of lighting that is required for the operation of the school site with both lower height and lesser number of lighting columns. The design of the lighting has also made sure that all the 5m (16.4ft) high column luminaires are facing into the school site and not towards the surrounding neighbouring properties and countryside, to minimise light spill beyond the site boundaries and any undue illumination of the night sky. The lighting will therefore be self-contained within the site with minimal spillage, including onto the surrounding highway, which already has lighting due to the traffic calming measures along this section of Tunstall Road.
29. Under the circumstances, it is not possible to amend the lighting specification any further to meet the Parish Council's concerns, but I am satisfied that the amended scheme will meet the lighting requirements for this development with no undue impacts on either surrounding properties or the night sky. Additionally, the impacts on the Conservation Area, the wider landscape, and the neighbouring highway will be negligible, given the existing and proposed vegetation cover concealing the site and the presence of other existing lighting emitting from neighbouring properties. In particular the lights will not be on when the school is not in use and would only be on in the evening when there are activities on at the school up to the permitted 14 times per calendar year. I also consider allowing the school to have the lights on up to a maximum time of 23.00 hours as reasonable as it would average about one evening per month. I therefore see no reason why not to discharge the external lighting condition of planning consent SW/14/153.

Conclusion

30. The principles of the external materials and external lighting have already been approved in the granting of planning permission for the relocated Tunstall Primary School. The further details submitted by the applicant in regards to the discharge of the two conditions as outlined in the report, are in my view acceptable and I see no overriding reason why the submitted details should not be approved.

Recommendation

31. I RECOMMEND that the additional details submitted pursuant to condition 3 (external materials) and condition 4 (external lighting) of planning consent reference SW/14/153/R3 and R4 be APPROVED.

Case officer – Lidia Cook	03000 413353
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Background documents - See section heading
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