

Application Number	07/2023/00655/FUL
Address	Holiday Inn Express Preston South Reedfield Place Walton Summit Industrial Estate Bamber Bridge Preston Lancashire PR5 6AB
Applicant	Yeoman Preston Ltd (t/a Holiday Inn Express Preston South...
Agent	Mr Simon Sharp JPPC Bagley Croft Hinksey Hill Oxford OX1 5BD United Kingdom
Development	Replacement lighting scheme comprising of twelve no: 4m high lighting columns. Seven columns would have a new single post top mounted LED luminaire mounted at 5° tilt, facing inwards towards the car park and five columns central within the car park would each have two LED luminaires mounted on stub brackets and mounted at 0° to the horizontal plane (Amended Scheme)
Officer Recommendation	Approval with Conditions
Date application valid	14.08.2023
Target Determination Date	14.12.2023
Extension of Time	14.12.2023

1. Introduction

1.1 This application has been called in to Planning Committee by the Ward Councillor to consider the impact of the scheme on the amenities of nearby residents.

2. Background

2.2 Earlier this year, the lighting within the Holiday Inn Express car park was upgraded when new luminaires were fixed to existing columns. The lighting was brighter than the previous car park illumination and the Council received complaints that it was causing disturbance to nearby residents. Investigations were carried out by the planning enforcement team and as a result, a retrospective planning application was submitted.

2.3 In response to a consultation on the application, the Council's Environmental Health Officer requested that a Lighting Assessment be submitted. A Lighting Impact Assessment (SHD Lighting Consultancy) has been received which identifies that the car park is currently over lit and as a result has the potential to impact on the amenity of nearby residents through light spill and glare. To address this, the applicants have now submitted an amended scheme which significantly reduces the lumen output to lighting levels which comply with the relevant British Standard.

3. Report Summary

3.1 The applicant seeks planning permission for a replacement lighting scheme comprising of twelve no: 4m high lighting columns. Seven columns would have new single post top mounted LED luminaire mounted at 5° tilt, facing inwards towards the car park and five columns central within the car park would each have two LED luminaires mounted on stub brackets and mounted at 0° to the horizontal plane (Amended Scheme)

3.2 Officers have worked with the Planning Agent to resolve the issues identified above and an amended lighting scheme has now been proposed. The submitted Lighting Impact Assessment advises as follows:

3.4 7.2.2 Each of the twelve existing 4m columns shall remain in situ and have the existing floodlighting units removed entirely and replaced with LED luminaires more suited for the environment.

3.5 7.2.3 The proposed LED luminaires that will replace the floodlighting arrangements are specifically designed to illuminate roads and car parks without the need to tilt the luminaires steeply, which is the main cause of light spill and glare.

3.6 The replacement lighting scheme would reduce light spill beyond the site boundaries and address the concerns raised by the local residents and the Ward Councillor.

3.7 Following the redesign of the lighting, it is recommended that planning permission is granted subject to a number of planning conditions.

4. Application Site and Surrounding Area

4.1 The application site refers to the Holiday Inn Express, Preston South situated at Reedfield Place, Walton Summit Industrial Estate, Bamber Bridge

4.2 The application site amounts to around 1.5 hectares, located to the north of the A6 Church Road, with Walton Summit Road to the south-east and the M6 Motorway to the north and north-west – the closest junction is Junction 29 of the M6 (and Junction 1 of the M65).

4.3 Development on the site comprises the three-storey hotel building (which has 103 bedrooms) and around 113 car parking spaces. Bamber Bridge railway station is around 1km to the north-west, with Preston City Centre around 5.6km to the north-west.

4.4 The property is allocated as employment area within Policy E2 Protection of Employment Areas and Sites within the Adopted South Ribble Local Plan.

4.5 Four residential properties are situated at Reedfield Place: south of the Holiday Inn Express car park.

5. Planning History

- 07/1985/0391 – Illuminated signage. Consent granted 31/7/1985.
- 07/1985/0502 – 3no flagpoles (floodlit). Permission granted 18/9/1985.
- 07/1994/0244 – Internally and externally illuminated free-standing sign. Consent granted 27/5/1994.
- 07/1999/0529 - Advertisement consent for erection of single flagpole. Consent Granted.
- 07/2004/0515 - Signage scheme for hotel. Approval.
- 07/2007/1040/FUL - 2-storey extension to southern wing to form 20 bedrooms, glazing link, associated landscaping and car parking. Permission granted 20/12/2007.
- 07/2008/0838/DIS – Discharge of conditions 3, 5, 6, 7 and 8 of planning approval 07/2007/1040/FUL. Conditions discharged 20/11/2008.
- 07/2014/0672/FUL - Replacement windows to all elevations. Approval with conditions.
- 07/2012/0033/ADV – Internally illuminated advertisement scheme (consisting of 5no. signs). Consent granted 26/3/2012.
- 07/2020/00354/ADV – Installation of 1no. digital 48 sheet measuring 3.15m x 6.3m. Consent granted 01/12/2020.

6. Proposal

6.1 The application site comprises a large hotel car park, with twelve 4m lighting columns located around the parking area, each with multiple LED floodlighting luminaires which illuminate the car park area during the hours of darkness. The luminaires were installed in February of this year.

6.2 Previously the lighting consisted of twelve 4m lighting columns with LED floodlights mounted on stirrup brackets installed to illuminate the car parking area in front of the Holiday Inn Express buildings and access road into the application site.

6.3 The applicant seeks planning permission for a replacement lighting scheme comprising of 12 no: 4m high lighting columns. 7 columns would have new single post top mounted LED luminaire mounted at 5° tilt, facing inwards towards the car park and 5 columns central within

the car park would each have 2 LED luminaires mounted on stub brackets and mounted at 0° to the horizontal plane (Amended Scheme)

7. Summary of Supporting Documents

- o Application Form
- o Site Location Plan (1:1250).
- o 1:500 scale plan (A3) showing position of lighting columns.
- o Planning Statement.
- o Lighting Impact Assessment

8. Representations

8.1 Summary of Publicity

8.2 One site notice has been posted.

8.3 Four neighbouring properties were notified on 14 August.

8.4 Three written representations have been received objecting to the proposal on the following grounds:

- o *Lights affecting amenity; illuminating children's bedrooms.*
- o *Impact of the lights during winter when the leaves fall off the trees.*
- o *Time of the lights will be switched on from 4pm until sunrise.*
- o *The lights should be directed to the other side of the car park and not pointing at residential properties.*
- o *Five sets LED lights face the back of or properties representing light pollution and invasion of privacy.*
- o *Previous contact has been made with the Hotel Manager at the start of the year... He advised that they were going to get filters put on the lights and he would ask them to move the lights from pointing straight at us to downwards... Unfortunately for all involved whatever they tried did not work. ...*
- o *It would have been good if the hotel had recognised the residential street adjacent to the car park when selecting and positioning the lights initially.*

8.5 Neighbouring properties have been further notified an additional three times.
21.09.2023 due to amended description.
15.11.2023 due to receiving the lighting report.
17.11.2023 amended description following the lighting report and confirmation of Planning Committee dates.

8.6 In response to the written representations

8.7 It is acknowledged within the submitted Lighting Impact Assessment that the existing scheme is inappropriate as described in the following excerpts.

8.8 6.2.10 *The image above shows the distance from the nearest floodlighting unit facing the house façade as being 95m.*

8.9 6.2.11 *As the houses facing the car park area are elevated, we have assumed they are 4m above the car park surface, with the first-floor window to be 6m from ground level.*

8.10 6.1.8 *However due to the installed tilt angles of the floodlighting units, it is anticipated that the visible glare from the properties on Reedfield Place, that face onto the car park, would still be significant, due to the LED light source colour correlation temperature (CCT).*

8.11 6.1.4 *It was noted that there are substantial trees, hedgerows, and plants that separate the Holiday Inn Express car park and the rear of the properties on Reedfield Place, however, it is expected that most of the foliage on the trees and hedges will lose their leaves during the autumn and winter months, providing no cover or blocking effect.*

8.12 *The proposed new lighting scheme and replacement of the luminaires will significantly improve the existing situation for nearby residents by reducing light spill and glare.*

9. Summary of Consultee Responses

9.1 Lancashire County Council Highways have been consulted twice: No objection.

9.2 22 August 2023 *LCC have no objections. I feel the proposals should have a negligible impact on highway safety.*

9.3 22 November 2023 *LCC have no objections to the revised scheme.*

9.4 National Highways: have been consulted twice: No objection.

9.5 23 August 2023 *The lighting columns within the hotel car parking area are located away from the motorway slip road boundary and the nearest two columns would be partially obscured from the view of motorway users by existing planting.*

9.6 *National Highways would have no objection to this application but advise that it should be ensured that the lighting head units of the columns nearest to the motorway slip road are not angled so as to direct any light towards the motorway itself.*

9.7 23 November 2023 *remains no objection.*

9.8 Environmental Health: have been consulted twice: No objection.

9.9 21 August 2023 *Lighting Impact Report requested.*

9.10 13 November 2023 *The lighting as installed has given rise to complaints from nearby residential properties concerning over spill, glare, and dis-amenity.*

9.11 *A Lighting Impact Assessment Report has been submitted (Reference Project No: SHD1110 9th November 2023) which considers light intrusion (spill light), upward light (sky glow), and visual source intensity (glare).*

9.12 *The report identifies several deficiencies in the current lighting layout/installation, with glare being seen as significant. Section 7 of the report gives conclusions of the investigation and makes recommendations/proposals to minimise any impact on neighbouring residential properties.*

9.13 *The applicant should put in place all the recommendations contained within this report and submit to the planning department a suitable verification report to demonstrate this has been carried out satisfactorily. Only when the verification report has been assessed and deemed to be satisfactory can this condition be considered for being discharged.*

10. Policy Considerations

10.1 National Planning Policy Framework (NPPF) September 2023

10.2 Chapter 6: Building a strong, competitive economy; paragraph 81 states significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

10.3 Chapter 12: Achieving well-designed places makes it clear that good design should seek to create better places in which to live and work and helps make development acceptable to communities. *Paragraph 130 states Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; Paragraph 134 advises development that is not well designed should be refused especially when it fails to reflect local design policies and government guidance on design.*

10.4 Adopted South Ribble Local Plan 2015

10.5 Policy E2 – Protection of Employment Areas and Sites indicates that employment land is protected for employment uses including business, general industrial or storage and distribution (Use Classes B1, B2 and B8) as shown on the Policies Map.

10.6 The Central Lancashire Design Guide Supplementary Planning Document

10.7 Design principle 2 – Development should create quality public spaces and routes that are attractive, safe, and inclusive. Areas of parking should be located where they are overlooked and secure. Development should create spaces and pedestrian routes which are overlooked and feel safe. Development should address issues around crime and anti-social behaviour, aiding the management of the site.

11. Material Considerations

11.1 Design and Character of the Area

11.2 The car parking is associated with the Holiday Inn Express and it is important that it is appropriately illuminated to ensure the safety of guests and visitors to the hotel.

11.3 The proposal has been designed to ensure that the lighting would not have a detrimental impact on the amenity of nearby residents in terms of light overspill and would ensure that the car park is sufficiently illuminated to maintain customer safety.

12. Impact on Residential Amenity

12.1 Four neighbouring properties are located on Reedfield Place: south of the Holiday Inn car park. Neighbouring residents have been notified a number of times due to amendments to the proposed description, when the lighting scheme was received; an updated description and confirmation the application will be presented at December's planning committee.

12.2 The lighting currently installed on site is harmful to residential amenity. Written confirmation has been received to confirm that some of the existing lights will be turned off to reduce the level of light spill, until such time as the proposed scheme can be implemented. The proposed scheme, which is the subject of this application, would have a positive impact on the neighbouring properties and is designed to ensure that light spill would not impact detrimentally on nearby residents.

13. Highways Considerations and Parking Arrangements

13.1 National Highways and Lancashire County Council Highways have no objections.

14. Conclusion

14.1 The proposal complies with policies E2 and G17 of the Adopted Local Plan, and Policy 17 of the Central Lancashire Core Strategy and therefore is recommended for approval subject to planning conditions.

14.2 It is recommended that, if planning permission is granted, the permission should be implemented within 3 months of the date of decision. This condition is reasonable and necessary, given the harm which has arisen to local residents due to the current lighting and length of time taken to secure a suitable scheme. It is therefore important that the works are completed as soon as possible.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be implemented within three months of the date of this permission.

REASON: In the interests of the amenity of neighbouring residents in accordance with Local Plan Policy G17.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:

- Location Plan
- Site Plan showing Lighting Positions
Reference: DRAWING JPPCV1:500
- Planning Statement
- Lighting Impact Assessment Report
Reference: SHD1110-SHD-HLG-HOLI-RP-EO-Lighting Assessment Report-R1

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17.

3. Any construction works associated with the development shall not take place except between the hours of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs Saturday.
No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
4. Within three months of the date of this decision, the development shall have been carried out in accordance with the recommendations contained within the Lighting Impact Assessment (SHD Lighting Consultancy) received on 9th November 2023, and a verification report shall have been submitted to and approved in writing by the Local Planning Authority, to demonstrate that the development has been carried out in accordance with the approved details.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of light pollution in accordance with Policy 17 in the Central Lancashire Core Strategy

RELEVANT POLICY

NPPF	National Planning Policy Framework
17	Design of New Buildings (Core Strategy Policy)
POLE2	Protection of Employment Areas and Sites
POLG17	Design Criteria for New Development

Note:
