

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0470.22

WARD : Brooklands

Date Received: 22nd March 2022

ADDRESS: Queens Hospital, Car Park Outside Multi Storey Car Park
Rom Valley Way
Romford

PROPOSAL: Install six 3m high streetlights. This will provide streetlights for Hornford Way and the Queens hospital car park / children's nursery.

DRAWING NO(S): SXOQSL-IWD-XX-00-DR-A-2200RevP01
SXOQSL-IWD-XX-00-DR-A-2400RevP01
SXOQSL-IWD-XX-XX-DR-A-3000RevP01
0002212151-EX-R0-270122
R2L2

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The application site concern a footpath access way between Queens Hospital (outside car park to the west side of the site) and Horndon Way.

DESCRIPTION OF PROPOSAL

This application proposes the installation of 6 x 3.0 metre high poles and streetlights to provide streetlight for Horndon Way and the Queens hospital car park/children's nursery.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

Neighbouring and nearby properties have been notified of the planning application and one letter has been received commenting to the proposal on the grounds of loss of amenity through the impact of additional lighting on residential properties.

LBH Highways Lighting Engineer was also consulted - Comments received that the new lightning will have minimal impact on the nearby proprieties. Therefore happy with the design.

RELEVANT POLICIES

NPPF (2021)

Havering Local Plan (2016 - 2031)
Policy 7 Residential design and amenity
Policy 34 Managing Pollution

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal introduces a degree of lighting to this site that would vastly improve the safety of pedestrians within this footpath and it is considered not to be detrimental to its character. There are similar lamp posts to the front of the houses along Horndon Way.

Policy 7 of the Local Plan advises that new development should be of a high design quality that is inclusive and provides an attractive, safe and accessible living environment for new residents

whilst ensuring that the amenity and quality of life of existing and future residents is not adversely impacted. In addressing community safety, the proposal will assist in the prevention of crime by providing a well lit environment, making the route easier to traverse after dark.

The extent of lighting is considered to not result in a level of brightness that would be uncharacteristic of this site and also the local area to the degree that it would be harmful to local character and the streetscene. The proposal would therefore comply with above policy.

IMPACT ON AMENITY

Policy 34 - Managing Pollution - The Council will support development proposals that:

i. Do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination;

Supporting information has been provided regarding light spill. Based on the information and assessment by LBH Highways Lighting Engineer Officer, it is considered that the overall degree of luminance produced by the development would not be to a degree that is unreasonably harmful to neighbouring residential amenity.

HIGHWAY/PARKING

Due to the nature and type of proposal and its location, there would not be any highway nor parking impact implications.

KEY ISSUES/CONCLUSIONS

The proposal is considered to result in a minimal degree of brightness and would also improve community safety within this unlit footpath. Therefore complies with Policies 7 and 34 of the Local Plan. It is therefore recommended that planning permission be granted.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3. SC82 (External lighting)

The light hereby approved shall be designed, installed and maintained so that only the footpath and associated land within the boundary of the Hospital are illuminated and no areas outside the boundary of the site are subject to light spillage or glare.

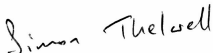
Reason:-

In the interests of residential amenity and in order that the development accords with Policies 7 and 34.

INFORMATIVES

1 **Approval - No negotiation required**

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer:	Simon Thelwell		10-06-2022
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