

PLANNING APPLICATION NUMBER: P12/1447/C7

Type of approval sought	Discharge of condition
Ward	Cradley and Wollescote
Applicant	Wendy Griffin, Nicol Thomas Ltd.
Location	SITE OF FORMER CRADLEY HIGH SCHOOL, HOMER HILL ROAD, CRADLEY, HALESOWEN, B63 2UP
Proposal	DISCHARGE OF CONDITION A32 (STREET LIGHTING DETAIL)
Recommendation Summary	THAT THE DIRECTOR ENVIRONMENT, ECONOMY AND HOUSING BE GIVEN DELEGATED POWERS TO DETERMINE THE DISCHARGE OF CONDITION APPLICATION, SUBJECT TO THE FORMAL SUPPORT OF THE GROUP ENGINEER.

SITE AND SURROUNDINGS

- 1 The application site measures approximately 2 hectares in size and previously contained the Cradley High School until its demolition in 2010.
- 2 The replacement building which is nearing completion is an extra care facility which is being developed by Midland Heart.
- 3 The site is located adjacent to existing residential properties to the North (Ormande Close) and West (Brades Close) and by Homer Hill Park to the South and East.
- 4 The site itself is relatively flat however the land falls away from it in all directions, with the most significant change in levels being towards the West with the existing residential properties along Brades Close being set at a much lower level.
- 5 In addition to Brades Close there are residential properties to the North of the site along Ormande Close. The general character of the

surrounding dwellings is two-storey detached houses although there are bungalows in close proximity.

- 6 When the school was in operation on the site vehicular access was taken from Homer Hill Road with an egress on the opposite side of the park down to Slade Road. Access to the site is now via an improved access road adjacent to No. 45 Slade Road. A number of houses to West Road adjoin this access road.
- 7 Homer Hill Park provides the majority of the setting for the site with a large open part of the park being located to the South and a football pitch being located to the East.

PROPOSAL

- 8 This is an application for the part discharge of condition A32 of planning permission P12/1447, which states:

'Notwithstanding the details shown on the approved plans full details of the access roads and parking areas including cross-sections, lines, widths, levels, gradients, drainage and lighting shall be submitted to and agreed in writing prior to those works being commenced. The development shall be carried out in full accordance with the approved details prior to the development first being brought into use and shall be retained as such for the life of the development'.

- 9 The part discharge of condition application relates solely to the lighting detail to the access road which links to the development which is nearing completion and Slade Road.
- 10 The street lighting which is subject of this application has been installed and is currently operating during the hours of darkness.

- 11 The other details relating to the driveway, which were principally engineering detailing, were submitted under application P12/1447/C2, which was approved on 9 January 2014.
- 12 During the course of the application the details of the application have been amended. This includes a clearer and more precise plan indicating the final layout of the street lighting to the access road, which also shows the provision of baffles to three of the lanterns.
- 12 Additionally a plan showing the lighting levels from the lanterns has been submitted.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P12/1447	Hybrid application for: Part A: Full planning permission for the development of 120 apartment retirement village with communal facilities and associated parking in a part single and part three-storey building. Part B: Outline application for the erection of 11 no. dwellings (access and landscaping to be considered).	Granted	18-Feb-2013
P12/1447/A1	Non material amendment to previous approved application P12/1447	Granted	11-Jun-2013
P12/1447/A2	Non material amendment to previous approved application P12/1447	Granted	26-Jun-2014
P12/1447/C1	Discharge of conditions A3, A5,	Granted	06-May-

	A16, A24 and A26		2013
P12/1447/C2	Discharge of Conditions 19, 24 & 32	Granted	09-Jan-2014
P12/1447/C3	Discharge of Condition A36	Granted	09-Oct-2013
P12/1447/C4	Discharge of condition A21 and A22	Granted	28-Jul-2013
P12/1447/C5	Discharge of Conditions A6, A7, A8, A9, A10, A11, A13, A18, A20, A21, A34 and A35	Granted	15-Apr-2014
P12/1447/C6	Discharge of Conditions A14, A15, A17 and A33	Granted	15-Oct-2014
P12/1447/A1/C1	Discharge of Condition regarding external appearance of substation	Granted	10-Mar-2014

PUBLIC CONSULTATION

13 In a departure from the Director of Environment, Economy and Housing's agreed procedures due to the public interest surrounding the street lighting to the drive way, 202 adjoining neighbours to site were notified of the discharge of condition application, which lead to the receipt of 11 letters of comment or objection, which raised the following issues:

- Submitted details are unclear and/or are unprofessional
- Submitted details are incorrect – lamps shown on wrong side of road
- Lack of consultation relating to previous discharge of condition applications
- Light pollution to park and night sky
- Potential impact to wildlife
- Lighting will attract antisocial behaviour
- Access road cannot be considered to be a home zone

- Issues relating to safety of access road
- Light pollution from adjoining lighting – affecting sleep, lighting up living room and garden
- Have had to buy black out blinds/curtains due to pollution from street lighting
- Access road is not wide enough
- Traffic along road is too fast
- Building is lit up at night
- Impact to park from overall development
- Lighting is not good enough

14 Additionally a letter of objection has been received from one of the ward members raising the following issues:

- visited the site after dark and considered site to be well lit up
- Would less light would be more appropriate?
- Concern about suitability of the access road for mobile scooters and wheelchairs.
- Little thought has gone into less able residents and park users who will be using the road for access.
- Understands road was designed by DMBC
- Access in Dudley should have been consulted.

OTHER CONSULTATION

15 Group Engineer (Highways): Formal comments will be provided verbally.

RELEVANT PLANNING POLICY

- National Planning Guidance

National Planning Policy Framework (2012)

Planning Practice Guidance (2014)

- Unitary Development Plan (2005) (Saved Policies)

ASSESSMENT

- 16 The main issues are:
- Lighting to Access Road and Amenity
 - Other matters raised in consultation
- 17 As stated above, this application relates to the discharge of condition A32 of planning permission P12/1447 with regard to the street lighting to the improved access road which runs from Slade Road to the Midland Heart extra care building which is nearing completion.
- 18 The street lighting which is already in place is located along the recently improved access road to the site. There have been concerns from a number of neighbours to West Road regarding the impact the lighting is having on their amenity, with columns 1, 2 and 4 causing the most significant concerns.
- 19 During the processing of the application amended plans and additional information have been submitted, which clarifies that the as built locations are the positions which are being applied for rather than the earlier submitted plans which showed some of the columns being relocated.
- 20 Additionally the amended plan shows the provision of rear baffles to columns No. 1 and 4, and forward baffle to No. 2. These baffles are understood to be designed specifically for the type of lantern that is being used at the site.
- 21 It understood that the baffles to columns No. 1 and 4 are in place, and the one to No. 2 should be in place later this week.

- 22 The applicant has also submitted a lighting diagram to support the application which shows the intensity and spread of lighting from the street lighting.
- 23 The plan shows that lighting levels to adjoining houses notably Nos. 30, 32 and 33 West Road would be less than 2 lux. This level is what the Council tries to achieve with its own schemes and is normally considered to be acceptable level from an amenity point of view. However, this plan needs to be formally considered by the Group Engineer to ensure these levels can be achieved.
- 24 With regard to No. 45, the levels are higher than 2 lux, but the lighting plot does not take into account the house or the existing hedge which implies the levels would much reduced by the shadowing effects these would induce.
- 25 It is noted that concerns have been raised regarding the potential for light pollution to the wider area, and the impact it may have on wildlife and the night sky. The lighting plan again demonstrates that light levels will concentrated principally onto the road, rather than spilling out onto the park.
- 26 It is understood that historically that the roadway has been lit, and some of the columns are visible on Google street view, however, these were disused for some time.
- 27 At the time of writing the Group Engineer (Highways) has informally indicated that the revised details are acceptable and should not have an adverse impact on amenity, but is of the view that the works need to be inspected on site before formalising his view. As such the Director of Environment, Economy and Housing is requesting delegated powers to determine this discharge of condition application once the Group Engineer (Highways) has formally agreed that the revised details are acceptable.

Other Matters

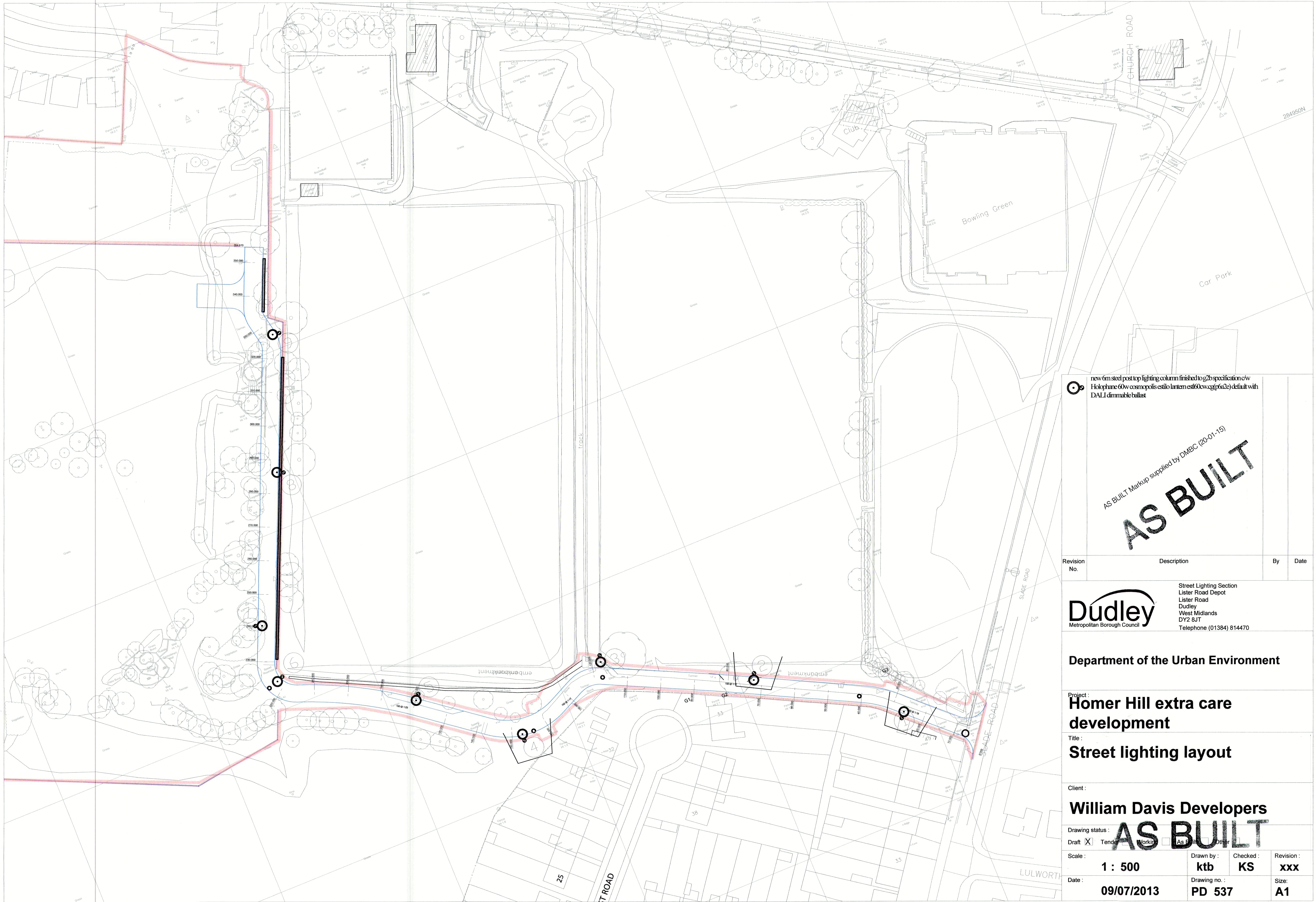
- 28 The vast majority of comments relate to matters outside the consideration of the current application which solely relates to the lighting to the access road to the site, and therefore cannot be taken into consideration when determining this application.

CONCLUSION

- 29 Following the receipt of the additional information, the revised details are acceptable and are not considered to have an adverse impact on amenity. Consideration has been given to the Black Country Core Strategy and saved policies DD4 and EP6 of the Dudley Unitary Development Plan.

RECOMMENDATION

- 30 That the Director Environment, Economy and Housing be given delegated powers to determine the discharge of condition application, subject to the formal support of the Group Engineer.



new 6m steel post top lighting column finished to g2b specification c/w
 Holophane 60w cosmopolis estlo lantern estl60w.csg(p6e2e) default with
 DALI dimmable ballast

AS BUILT Markup supplied by DMBC (20-01-15)
AS BUILT

Revision No.	Description	By	Date

Dudley
 Metropolitan Borough Council

Street Lighting Section
 Lister Road Depot
 Lister Road
 Dudley
 West Midlands
 DY2 8JT
 Telephone (01384) 814470

Department of the Urban Environment

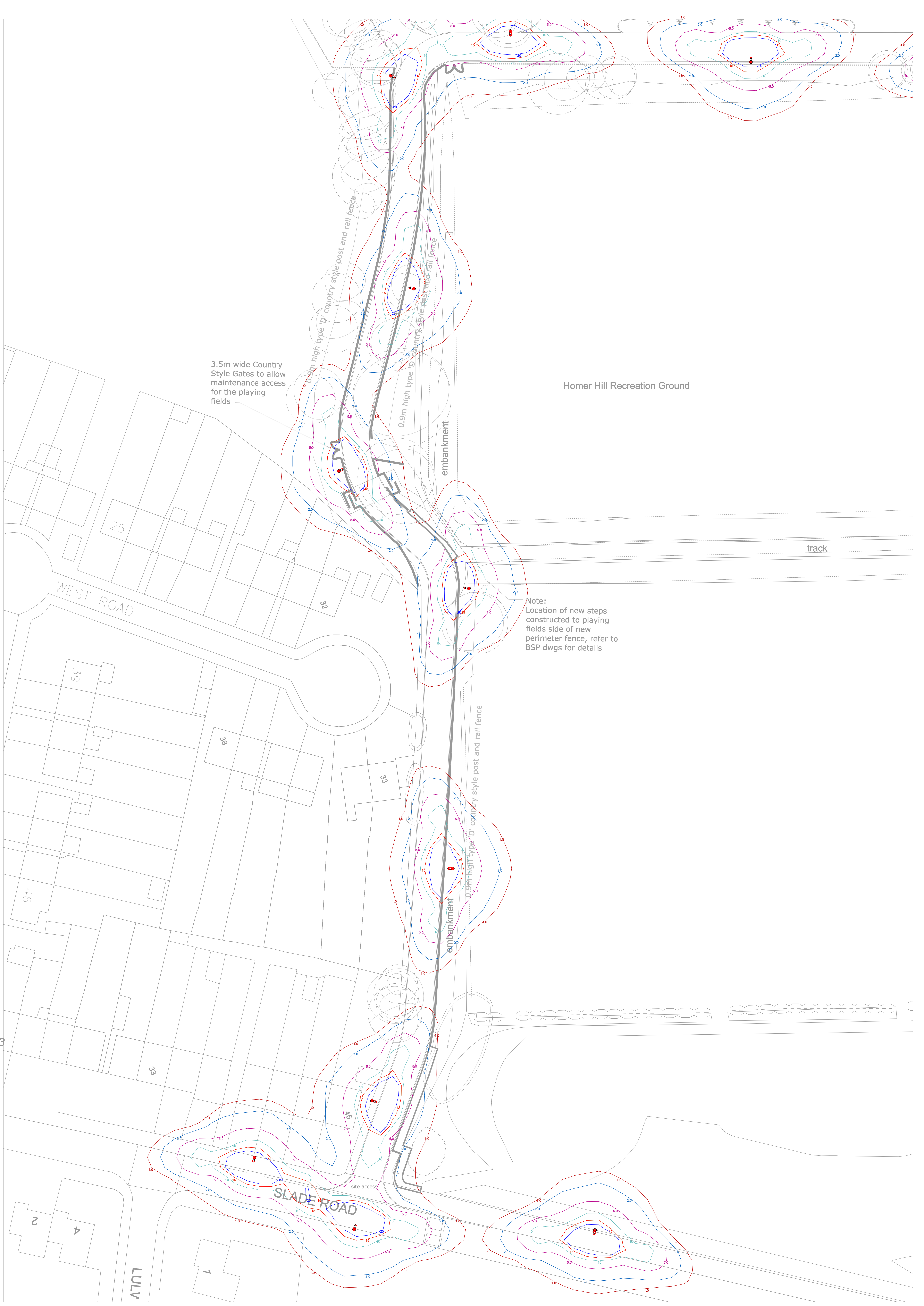
Project: **Homer Hill extra care development**

Title: **Street lighting layout**

Client: **William Davis Developers**

Drawing status: **AS BUILT**

Draft <input checked="" type="checkbox"/>	Tender <input type="checkbox"/>	Working <input type="checkbox"/>	As Built <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
Scale: 1 : 500	Drawn by: ktb	Checked: KS	Revision: xxx	
Date: 09/07/2013	Drawing no.: PD 537	Size: A1		



3.5m wide Country Style Gates to allow maintenance access for the playing fields

Homer Hill Recreation Ground

track

Note:
Location of new steps
constructed to playing
fields side of new
perimeter fence, refer to
BSP dwgs for details

WEST ROAD

SLADE ROAD

LULU

embankment

embankment

0.9m high type 'D' country style post and rail fence

0.9m high type 'D' country style post and rail fence

0.9m high type 'D' country style post and rail fence

site access

25

32

39

46

38

33

35

4

1