

**12 DCCE2007/0594/F - ERECTION OF 4 NO. NEW 6M HIGH STEEL LIGHTING COLUMNS, EACH FITTED WITH VERTICAL LOUVRES - RETROSPECTIVE BROOKLYN TOYOTA, ROSS ROAD, CALLOW, HEREFORD, HEREFORDSHIRE, HR2 8BT**

**For: Brooklyn Toyota, White Design Ltd, The White House, 5a Westbrook Court, 2 Sharrowvale Road, Sheffield SY11 8YZ**

**Date Received: 26th February, 2007    Ward: Hollington    Grid Ref: 49691, 35358**

**Expiry Date: 23rd April, 2007**

Local Member: Councillor W.J.S. Thomas

## **1. Site Description and Proposal**

1.1 This application seeks planning permission for the retention of four 6 metre lighting columns at Brooklyn Toyota, Ross Road, Callow. The scheme includes the fitting of vertical louvres to control light spill.

1.2 The application site is located on the western side of the A49, south of Hereford. The site is located in an open countryside location but forms part of a small cluster of residential and commercial premises known as Portway. The application site is located to the south of Hereford, in close proximity to the junction with the C1226 for Callow. The site is occupied by a Toyota car dealership with the lighting columns sited to illuminate the outdoor car display area. Three of the lighting columns are positioned along the boundary of the A49, the fourth is positioned further into the site on the southern boundary of the front parking/display area.

## **2. Policies**

2.1 National Policy Guidance:

PPS1	-	Delivering sustainable development
PPG4	-	Industrial and commercial development and small firms
PPS7	-	Sustainable development in rural areas

2.2 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S7	-	Natural and historic heritage
LA2	-	Landscape character and areas least resilient to change
DR2	-	Land use and activity
DR14	-	Lighting

### 3. Planning History

- 3.1 DCCE2006/1787/F - 4 x 6m lighting columns with vertical louvers. Refused 26th July, 2006.
- 3.2 DCCE2006/1492/A - Signage. Approved 28th June, 2006.
- 3.3 DCCE2006/0491/F - 4 x 6m lighting columns. Refused 4th April, 2006.
- 3.4 DCCE2005/2686/F - Valeting bay. Approved 10th October, 2005.
- 3.5 DCCE2005/2555/A - Signage. Approved 22nd September, 2005.
- 3.6 DCCE2005/0066/F - Workshop extension to rear of existing showroom. Approved 8th March, 2005.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Highways Agency: No objection subject to conditions.

#### Internal Council Advice

- 4.2 Traffic Manager: No objection subject to condition H25.
- 4.3 Environmental Health Manager: No objection subject to condition F36.
- 4.4 Lighting Engineer – No objection

### 5. Representations

- 5.1 Callow and Haywood Parish Council: Objection. 'The lighting proposed is both intrusive in the rural location and the light pollution from it would have a detrimental effect upon the environment. There are continued complaint, from local residents in relation to continued applications from Brooklyn Toyota, and other car dealerships in this area. Under the concerns raised by the Parish Council it is strongly felt that this application be refused.'
- 5.2 Local Residents: Five letters of local objection have been received from the following sources:

- 1. Mr & Mrs Barrett, Hatrall, The Old Angel Inn, Callow
- 2. S. Davies, The Lilacs, Callow
- 3. Mr & Mrs Layton, Karolek, Grafton Lane
- 4. N. Davies, Knockerhill Farm, Callow
- 5. Mrs Matthews, Sunrise House, Callow

The comments raised can be summarised as follows:

- 1. Detrimental impact upon visual amenities;
- 2. Detrimental impact upon residential amenities caused by glare and light spill;
- 3. Adverse impact upon highway safety;

4. Increase in the carbon footprint of the dealership;
  5. Lighting is unnecessary and is inappropriate in this rural location.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The principle considerations associated with this application relate to the impact of the illumination upon residential and visual amenities, as well as upon highway safety.
- 6.2 This application represents the third to retain these lighting columns. The previous applications (DCCE2006/0491/F and DCCE2006/1787/F) contained limited information and were refused on the basis of harm to the residential and visual amenities. The third application has addressed the information shortfall of the previous applications and a plan showing 'lux' levels and lighting spill has been provided. With the benefit of the additional information, the Environmental Health Manager is satisfied that the impact upon residential amenities will be acceptable. A condition to control the angles of the lights is proposed.
- 6.3 Turning to visual amenities, this is somewhat harder to judge. The application site is located in a rural location with limited lighting. The lighting detailed in this application will certainly add to the 'night time' intrusion represented by this premise, and the neighbouring car dealerships. However, this must be set against the existing illumination found on these sites. Although these modern car dealerships may not be ideally located in this rural setting, they are established commercial premises. A balance must therefore be made between the requirements of an established business, and the importance of protecting this sensitive rural location. Ultimately it is considered that, having regard to the existing illumination and signage on these sites, this illumination will not cause further harm which can be differentiated to an extent that it could be argued that their impact is unacceptable.
- 6.4 In line with the preceding proposals, the Council's Traffic Manager raised no objection to this proposal. The Highways Agency raised no objection, subject to conditions. On this basis it is concluded that this proposal would not be detrimental to highway safety subject to appropriate conditioning.

## **RECOMMENDATION**

**That planning permission be approved subject to the following conditions:**

- 1 A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2 F36 (Angle of floodlighting).**

**Reason: To minimise light overspill and to protect the amenity of neighbouring properties.**

**3 H25 (Direction of proposed lighting).**

**Reason: In the interests of highway safety.**

**4 Prior to the use of these lighting columns, further details shall be submitted to, and approved in writing by the local planning authority in consultation with the Highways Agency, to demonstrate taht the lighting will not cause glare to trunk road users and that no lighting source will be directly visible (inlcuding by reflection) to trunk road users.**

**Reason: In the interests of highway safety.**

**5 I03 (Constant level of illumination).**

**Reason: In the interest of the visual amenity of the area.**

**Informatives:**

**1 N03 - Adjoining property rights.**

**2 This permission does not authorise any works within the confines of the adjacent trunt road.**

**3 N15 - Reason(s) for the Grant of PP/LBC/CAC.**

**4 N19 - Avoidance of doubt.**

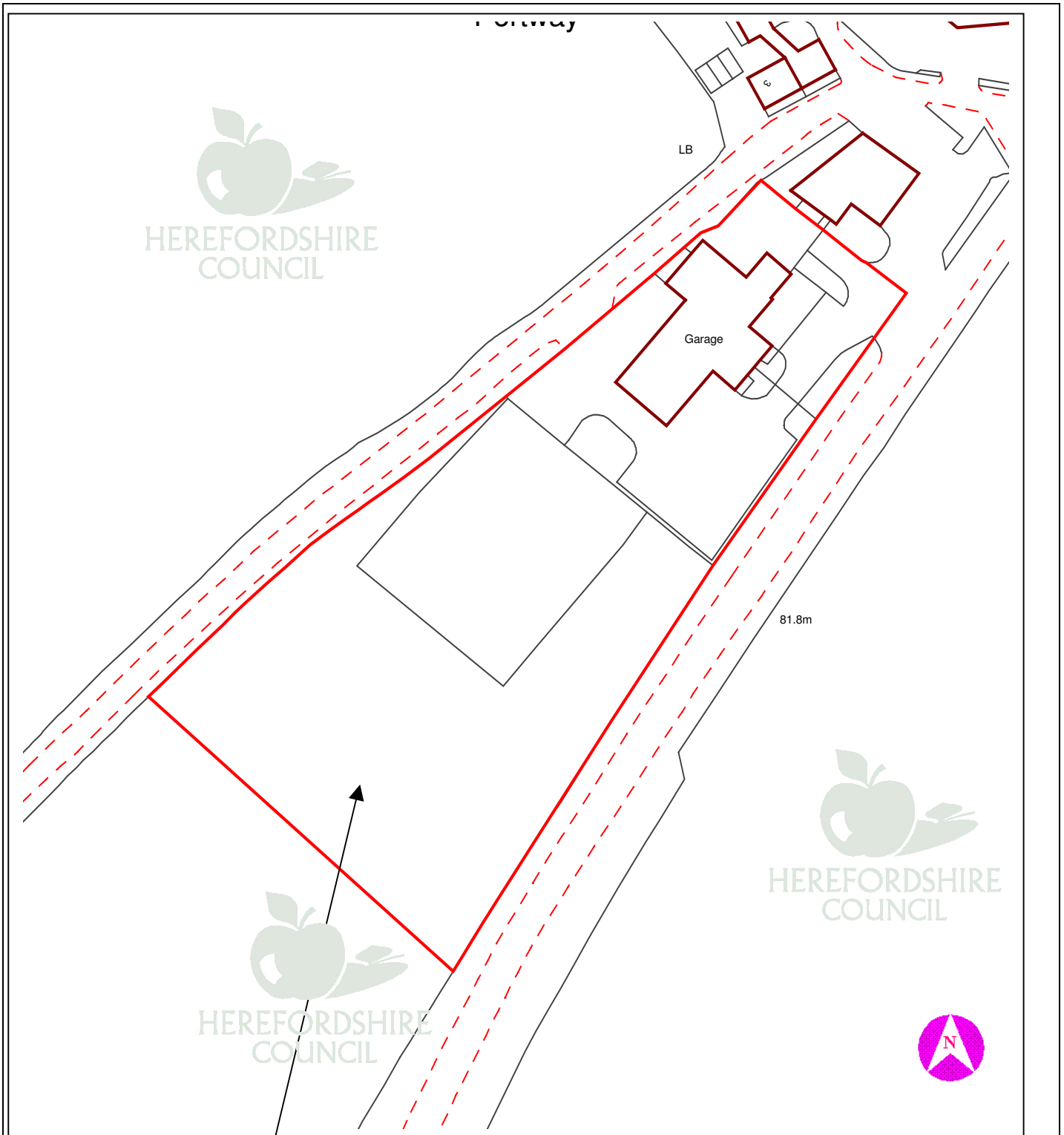
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2007/0594/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Brooklyn Toyota, Ross Road, Callow, Hereford, Herefordshire, HR2 8BT

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