DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1076-18**	**Applicant:**	**Mr Andrew Griffin**
Proposal:	New pole-mounted external lighting		
Location:	Kingdom Hall Of Jehovahs Witnesses Blazegate Gedney		
Terminal Date:	19th December 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for new pole-mounted external lighting at Kingdom Hall of Jehovahs Witnesses, Blazegate, Gedney. The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design.

The proposal seeks to provide 8 pole-mounted external lights at various locations on the site. The purpose of the lighting is to improve safety for road users and pedestrians on site outside of daylight hours. The 8 lighting poles will be 5 metres in height and will be orientated onto the site where required.

Gedney Parish Council supports the proposal and the Environmental Health Technician and County Highways & SUDS Officer have no objections.

South Holland Internal Drainage Board has stated "I note that the applicant intends to discharge surface water to a sewer. I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location."

"I note the presence of riparian owned/maintained watercourses adjacent to the site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to this watercourse, consent would be required under the Land Drainage Act 1991 (and Byelaw 4)."

The proposal is not considered to have a material impact on surface water on or around the proposal site.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.