DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H12-0139-26**	**Applicant:**	**Bowmer + Kirkland & Department for Education**

Proposal: Details of External Lighting (Condition 17 of H12-0310-24)

Location: 84 Little London Long Sutton Spalding

Terminal Date: 10th April 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

30 Pollution

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of External Lighting (Condition 17 of H12-0310-24).

Site Description

The application site is located to the north of Long Sutton, but within the settlement boundary fronting Little London. The existing site which is the base of university academy Long Sutton contains a 3 storey building that heavily fenestrated, a number of associated brick built outbuildings, car parks, nursery building, leisure centre and playing fields. Little London itself is made up of a broad mix of dwelling types, which form frontage development along the road away from the core of

Long Sutton.

To the south is the existing butterfly park where an extant permission for a residential development is located, there is also a pending application on this site. The application site is shown by the SFRA Hazard maps to be in a location 'danger for some', the application site is within the settlement boundary ad playing fields are allocated by the policies map.

The site benefits from planning permission to regrate/update the school facilities.

History

H12-0310-24 - Demolition of existing school buildings and redevelopment to provide a new three storey building for educational purposes (Use Class F1), revised internal vehicular and pedestrian circulation routes (including creation of revised vehicular drop off / pick up areas for buses and cars), sports and informal recreational spaces, landscaping, drainage, parking areas (including temporary parking provision during the construction phase) and all associated works. Approved 27-06-24

H12/0091/24 Erection of mobile classroom (retrospective) - approved under H12-0133-19 Modification of Condition 2 to allow the retention of the mobile classroom for a further 5 years. Approved 3.04.24

H12/1046/21 Siting of Play Group Building - approved under H12-0006-17. Modification of Condition 1 to retain the building for a further 5 years Approved - 3rd November 2021

H12-1190-19 - Replace external end of life window walling to main school building with energy efficient aluminium replacement units. Approved 12-02-20

H12/0529/22 Demolition of existing modular classrooms and replace with double single storey modular classroom Approved - 15th July 2022

H12/0133/19 Erection of mobile classroom (retrospective) - approved under H12-0067-14 Modification of Condition 2 to allow classroom to be retained fora further period of time. Approved 13th March 2019

H12/0006/17 Siting of playgroup building - approved under H12-0990-13 - Modification of Condition 2 to allow a further time period Approved - 26th January 2017

H12/0067/14 Erection of mobile classroom (Retrospective) Approved - 18th February 2014

H12/0990/13 Retain playgroup building 5th December 2013 - Approved

H12/0873/12 Siting of two classrooms (retrospective) Approved-19th November 2012

H12/0406/10 Create additional car park and hardstanding Approved18th June 2010

H12/0047/09 Proposed Stable Block Withdrawn - 24th February 2009

H11/0061/86 Erect a 'chance to share' facilities comprising kitchenette, covered ways, new room and sports hall store. Approved - 6th March 1986

H11/0467/86 Retain a mobile home No objections raised - 29th May 1987

H11/0537/73 Extension to Peele School Playing field off Little London, Long Sutton (Parish of Lutton). Permitted - 9th October 1973

H11/0157/70 Alterations and extensions to school buildings at Peele School, Long Sutton (Parish of Lutton). 13th May 1970

Consultation Responses

Highways

No Objections - Having given due regard to the appropriate local and national planning policy

guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Environmental Protection

The officer states "The lighting lux mapping and technical specifications have been assessed. ensure the lighting column closest to Number 90 side boundary is suitably shielded or controlled by timer to avoid potential light nuisance to the nearby residents".

Planning Considerations

Condition 17 - External Lighting

The condition requires:

Prior to any external lighting being erected (including those lighting playing pitches) details of their type, location and luminance levels shall first be submitted to and agreed in writing with the Local Planning Authority. It shall function in accordance thereafter.

The applicant has provided:

·External Lighting Lux Plot
·Technical Submission for External Lighting

Highways have been consulted and raise no objections in relation to highway safety.

Environmental Protection Officers have also been consulted and have provided comments. They state that the lighting lux mapping and technical specifications have been assessed and recommend that the lighting column closest to the side boundary of No. 90 should be suitably shielded or controlled by a timer in order to avoid potential light nuisance.

The submitted information provides illuminance field levels. The assessment of potential light impacts falls within the remit of Environmental Protection Officers and has been considered through their consultation response. The submitted details do not include specific information relating to timers or shielding. Furthermore, the type of application under consideration does not allow for additional conditions to be imposed.

The original permission required compliance with drawing 'SRP1155-CHD-ZZ-ZZ-D-E-6300 Rev P03 - External Lighting Philosophy'. The area closest to No. 90 relates to the parking area and was approved at an illuminance level of 10 lux and at that time Environmental Protection saw no reason to object. The submitted lighting details confirm that the car parking areas will be illuminated at 10 lux, which represents standard lighting levels typically found within residential estate environments. The applicant has therefore been consistent with their approach to lighting.

This illuminance level is also consistent with typical highways street lighting levels and is considered acceptable. It is also noted that, notwithstanding the comments regarding timers and shielding, Environmental Protection Officers have not raised an objection to the lighting scheme.

Should any issues arise in the future, Environmental Protection Officers retain powers under separate legislation to investigate and address potential statutory nuisance.

On this basis, the submitted information is considered acceptable and the condition can be discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Condition 17 of H12-0310-24 is hereby discharged.