DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0110-19**	**Applicant:**	**Bridge Farm Nurseries Ltd and Clay Lake Farm Ltd**

Proposal: Details of internal glasshouse lighting (Condition 8 of H16-1174-17)

Location: Land Off Clay Lake Bank Spalding

Terminal Date: 28th March 2019

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Condition 8 of H16-1174-17 requires the details of any internal glasshouse lighting to be installed on the premises, and consequent mitigation measures to protect nearby residential amenity, to be submitted to and approved in writing by the Local Planning Authority prior to installation of any such lighting.

When the planning application was originally submitted, it was not considered that lighting would be needed, however, lighting may now be required for the 1st phase as well as phases 2 and 3.

The applicant is still considering what type of lighting will be used but they have confirmed that the lighting will be installed 4m high.

In terms of mitigation measures, the applicant is proposing blackout blinds inside the glasshouses which would be used on the side 'walls' and within the roof space to eliminate light spillage from the complex.

Given that the blackout blinds are designed to eliminate 99.9% of light, it is considered that this

would render any lighting specification obsolete.

Based on the above, it is considered that Condition 8 of H16-1174-17 can be discharged.