

DECISION DELEGATED TO DEVELOPMENT MANAGER

CHAIRMAN'S PANEL

Held On: 12 April 2019

Application No: H22-1184-18 **Applicant:** Lucksbridge Nurseries

Proposal: Details of external lighting and internal lighting and sectional details of earth bunds (Conditions 10, 11 and 16 of H22-0623-17)

Location: Lucksbridge Nurseries Broadgate Drove Moulton Chapel

Terminal Date: 12th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
30 Pollution

National Guidance

National Planning Policy Framework 2019

2, 3, 30

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
RESIDENTS	3	0	0	0

Route for determination of application	Delegated	X	Committee	
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CASE OFFICER ASSESSMENT

Proposal

Permission was granted under S73 in September 2017 for proposed new glasshouses and 2 new biomass plant rooms - modification of condition 2 of H22-0908-14 (ref. H22-0623-17). This was subject to conditions, including implementation of planting, delivery hours (7am to 9pm 15 Feb - 10 May and 7am to 6pm otherwise), electrical hook up points and noise. The conditions to which this application relates are external/internal lighting and details of earth bunds.

The applicant has been approached concerning implementation of the landscaping scheme and has indicated that it is proposed to modify it in accordance with resident wishes and that it will be planted imminently once agreed.

Description

The site is horticultural premises (some 5.96ha) operated by Lucksbridge Nurseries. The latter mainly grow bedding plants and culinary herbs. Access is via Broadgate Drove to the east of the site. The section of Broadgate Drove that runs from the site's access to Moulton Chapel Road is an unclassified public highway.

Residential development is located directly to the North off Moulton Chapel Road. A house ("Trennee"), which is understood to be owned by a director of the business, is situated immediately to the North-East off Broadgate Drove. Agricultural land is situated to the East, South and West.

Representations

Public - Objections/concerns raised by nearby residents (summarised):
Still outstanding concerns from previous permissions, including noise and light screening;
Polytunnels erected on different elevation with no screening for light pollution; No landscaping has been undertaken; Height restrictions should be put in place concerning the bund and hedgerow;
Had to previously complain to Council concerning lighting and screening.

Material Considerations

The main issue is whether the submitted details would satisfactorily protect the amenity of nearby residents.

Condition 10 (details of external lighting) - 30W LED security lights with motion sensors would be installed within the yard area and also on the eastern, southern and western elevations. No lighting would be installed on the northern elevation facing neighbouring dwellings.

30W security lighting is considered acceptable given that it would be fitted with motion sensors and would not directly face residential properties to the north.

Condition 11 (details of internal lighting) - internal lighting (approximately 144 growing lamps) would be installed within the southernmost bays only, furthest from residential property. 1.5m twin fluorescent lighting is proposed along walkways for use as and when required. It would not be used for growing purposes or overnight working.

Condition 9 of H22-0623-17 stipulates that solid metal cladding shall be constructed on the north elevation in accordance with the approved details before any of the northernmost 10 bays are brought into use to protect the amenity of neighbouring residential properties.

The above details are considered acceptable taking into account that the present glasshouses on site have no restrictions relating to lighting, so the proposal is a long term improvement in this respect.

It should also be noted that retrospective planning permission was recently granted to substitute the approved glasshouses on the northern section of the site with polytunnels as a temporary arrangement until such time as the glasshouses are erected as a final phase of the overall development (ref H22-0402-17). The polytunnels have dimensions of 88m x 51.2m (4509sqm) and a height of 4 metres approximately as opposed to 5-6 metres in respect of the approved glasshouses. Condition no. 6 stipulates that "no lighting or heating equipment shall be installed within the polytunnels".

Condition 16 (details of the earth bunds) - 1.8m bunding is proposed along the northern boundary and 2.4m earth bunding elsewhere. They would be constructed using site soil/compost used during the growing season. It should be noted that this does not relate to landscaping which was previously approved.

The submitted details are considered to be satisfactory.

Recommendation - Approval under delegated powers.