

Our Ref: MR/LH/13058
Your Ref:

E-mail: [REDACTED]
Date: 28th April 2017

Planning Department
Arun District Council
Arun Civic Centre
1 Maltravers Rd
Littlehampton
West Sussex
BN17 5LF

Dear Sir/Madam,

BARNHAM INN, 28 BARNHAM ROAD, BARNHAM, WEST SUSSEX
FULL PLANNING APPLICATION

On behalf of our client, Tesco Stores, please find enclosed a planning application for the installation of external lighting to the store's rear and eastern elevations.

Site Context

The application site comprises a former public house situated on the northern side of Barnham Road, close to the junction with Saxby Close and directly opposite Barnham Station.

Permission was granted on 24th February 2016 for the 'Change of use from public house (A4 Drinking Establishments) to retail (A1 Shops)' (LPA reference EG/58/15/PL).

The site has an existing area of hardstanding to the east of the main building which provides customer parking for 9 cars. A forecourt to the front of the site has been used in the past for parking and a single disabled parking space will occupy this position (approved under LPA reference **EG/74/16/PL**). The works to convert the building to retail use have been undertaken on site.

The surrounding area is predominately made up of commercial and retail units including a post office, several takeaways and a co-op. There is free on street parking for an hour and Barnham Train Station car park provides all day parking at a charge. There is a bus stop to the south of the car park entrance with a good local service.

Relevant Planning History

- Change of use from public house (A4 Drinking Establishments) to retail (A1 Shops) (EG/58/15/PL), granted on 24th February 2016.
- Variation of condition 2 imposed under EG/58/15/PL relating to approved plans (replacement of certain windows) (EG/72/16/PL), granted 10th October 2016.
- Variation of condition 2 imposed under EG/58/15/PL relating to approved plans (revised location of disabled parking bays) (EG/74/16/PL) granted on 10th October 2016.

Planning permission was also granted on 24th September 2014 for the following proposals at the application site:

- Minor external alterations and a new shopfront (EG/56/14/PL);
- Installation of six bollards (EG/59/14/PL);
- Installation of a 2 fan condenser and 3 no. ground standing AC units to the rear(EG/58/14/PL);
- Internally illuminated fascia sign and externally illuminated fascia sign (EG/57/14/A); and
- Installation of an ATM (EG/55/14/PL).

- Application for a non -material amendment following the grant of EG/56/14/PL to paint upper floor windows grey, provision of grey aluminium entrance door, relocation of hanging sign, painting of soffits & facing & replacement of existing roof on rear extension. (EG/73/16/NMA), granted on the 29th September 2014.

- Re-grading of pub beer garden and construction of retaining wall to provide parking area for 9 vehicles; partial demolition of retail units and addition of bollards. (EG/30/13), granted on 26th September 2013.

It is of note that planning permission was previously granted on 26th March 2015 for the installation of three 100 W flood lights to the side (east) elevation of the building (EG/99/14//PL), therefore the principle of approving external lighting in this location has been established as acceptable. The application seeks permission for an additional light on the eastern elevation of the building to illuminate the canopy and on the rear elevation to illuminate the delivery area. The closest residential properties to the rear are approximately 30m away; therefore the installation of low-level external lighting in this position will not have an unacceptable impact on neighbouring amenity.

Proposed Works

Associated with the Tesco Express store use, planning permission is required for:

- The installation of a 10W LED floodlight on the rear elevation to illuminate the delivery area.
- The installation of a 10W LED floodlight on the store's eastern elevation to illuminate the door canopy.

Planning Policy Context

The National Planning Policy Framework (NPPF) states a 'golden thread' running through plan-making and decision-taking is the presumption in favour of sustainable development.

Paragraph 17 of the NPPF details 'core planning principles' including that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live; and
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units and thriving local places that the country needs.

Paragraph 125 of the NPPF states with specific regard to light pollution that planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise.

The Development plan documents for Arun District Council comprise the saved Policies from the Local Plan adopted 2003.

Saved Policy GEN33 Light Pollution of Arun's Local Plan 2003 states that Planning permission will be permitted for proposals which involve outdoor lighting schemes subject to:

- (i) no adverse impact on neighbouring uses or the wider landscape;
- (ii) light levels being the minimum required for security and working purposes; and
- (iii) minimising the potential glare and spillage.

Mindful of the relevant planning policies and material considerations the proposal will provide the minimum level of lighting necessary for pedestrians and vehicles, to ensure the store can operate safely during darkness hours. The additional LED light on the eastern elevation will illuminate the door canopy and the light to the rear will provide lighting for deliveries.

The use of the minimum level of lighting required will ensure the illumination is low level and there will not have an unacceptable impact on neighbour amenity. The lights will also be directed down and will not be operational outside store opening times and delivery times. Opening hours are -07:00 - 19:00 Mondays to Fridays, -07:00 - 18:00 Saturdays, -and 10:00 - 13:00 on Sundays and Bank Holidays. Any glare/light spillage is minimized by the position and style of lighting and the closest residential properties are approximately 30m to the north of the site. Accordingly, there will be no adverse impact on the wider landscape or neighbour amenity and the proposals would therefore be in line with the aims of the NPPF and Saved policy GEN33 *Light Pollution* of Arun's Local Plan.

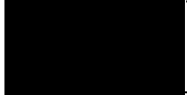
Content of Planning Applications

Planning Application-

- The relevant application form fully completed
- The relevant ownership certificate completed
- Payment of £195
- Site Location Plan
- Drawings
 - 9782-215 Elevations as proposed-MBH Architects Ltd February 2017
 - 9782-216 Elevations as proposed- MBH Architects Ltd February 2017
 - 9782-211 Proposed Site Plan- MBH Architects Ltd February 2017

I trust that you have all the information you require to register the application. If, in the interim, you have any queries please do not hesitate to contact me at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,

A black rectangular box redacting the signature of Lotte Hirst.

LOTTE HIRST
Senior Planner