

Application No: 20/00642/FULL Full Application

Site: Land At Former Arnewood Turkey Farm, Barrows Lane, Sway, SO41 6DD

Proposal: Security lighting

Applicant: Mr Wallrock

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
DP2 General development principles
SP15 Tranquillity

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal. Comment:

- Lack of clarity in regard to existing lighting already installed - a site visit showed far more in evidence than is shown on the application.
- Needs to be a full and complete scheme of exactly what is installed and then conditions added to ensure that no further lighting could be added without specific additional permission.
- Would also wish to see specific conditions around the timing of PIRs

and length of lighting time when triggered. (It was noted during a day time site visit that at least one light was on).

- For security purposes other technology could also be considered which had less impact on night skies in this rural location, for example infra-red.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Toilet block (21/00022) granted on 19 March 2021
- 10.2 Replacement building (Plot E) for B8 use; insertion of rooflights and first floor window to Unit A (18/00704) granted on 21 November 2018
- 10.3 Retention of three replacement buildings, polytunnel, access track, installation of waste treatment plant; change of use of building (Plot A) to storage use (B8) (18/00357) granted on 27 July 2018
- 10.4 Retention of external materials and alterations to 4no. existing buildings (18/00250) granted on 29 May 2018
- 10.5 Application for a Certificate of Lawful Development for continued use of buildings (Units A-CC1) as B8 storage (17/00519) deemed lawful on 13 November 2017
- 10.6 Application for a Certificate of Lawful Development for continued use of buildings (Plots A-F) for pet fish breeding, hatching and rearing (Sui Generis) (17/00520) deemed lawful on 13 November 2017

11. ASSESSMENT

- 11.1 The former Arnewood Court Turkey Farm (the wider site) lies to the west of Barrows Lane. It comprises a collection of buildings which have recently been upgraded and reclad in either metal sheeting or timber, lying either side of a central spine road. The uses are varied, but comprise a mix of B1 and B8 predominantly. There are also other areas of hardstanding, and a parking area with a below ground waste treatment plant adjacent to Barrows Lane. To the west, the buildings are mainly residential. The site lies opposite the Sway Tower Conservation Area, in which and lying close to the application site, are several listed buildings.

- 11.2 This application is for the erection of eight security lights throughout the site. The lights will be distributed as follows:
- Three on the first building within the site (Unit A).
 - One freestanding just inside the entrance to the site.
 - Two on Unit B front and rear (to the south of the spine road).
 - Two on Plot A front and rear (to the rear of the site and south of the spine road).
- All the lights would be standard motion sensor PIR security lights with directed beams that do not cast a wide arc and would be set to come on for a relatively short period of time.
- 11.3 The key considerations are the implications for Policy SP15 and tranquillity and dark skies.
- 11.4 As can be seen from the history, the wider site has been the subject of a number of applications, in connection with both the use of the buildings and the improvement of the external appearance of the former turkey sheds. In many of the decisions, a condition was added requiring details of the external lighting. In some cases, some security lighting has been erected. However, this application is intended to look at the site as a whole and rationalise the level of lighting, rather than each building seeking its own solution. Overall, this would minimise the amount of lighting required.
- 11.5 It is acknowledged that the site lies away from any significant level of built development and therefore is within a relatively dark area. However, and through the granting of various permissions, the site is now used for employment purposes and it would seem appropriate to permit some lighting for employees and visitors, and also to provide some security (It is understood that there are also other forms of security in place). The installation of eight lights throughout the site, with four being erected at the front of the site close to the road, is therefore considered proportionate and acceptable to the site as a whole. The design of the lighting is such that beams would be directed downwards to illuminate doorways, rather than cast a wide arc, and would be motion activated rather than on at all times. The impact on the dark skies of the area would therefore be minimal and in accordance with the policy.
- 11.6 The position of the lighting would be sufficiently distanced from nearby residential properties so as not to cause harm through any disturbance.
- 11.7 The comments of the Parish Council are noted, but it would not be considered reasonable or enforceable to add a condition controlling the length of time each light should be activated.

- 11.8 Permission is therefore recommended, but would be conditioned such that no further lighting could be erected without any permission.

12. RECOMMENDATION

Grant Subject to Conditions

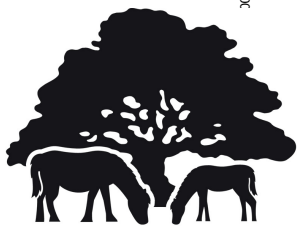
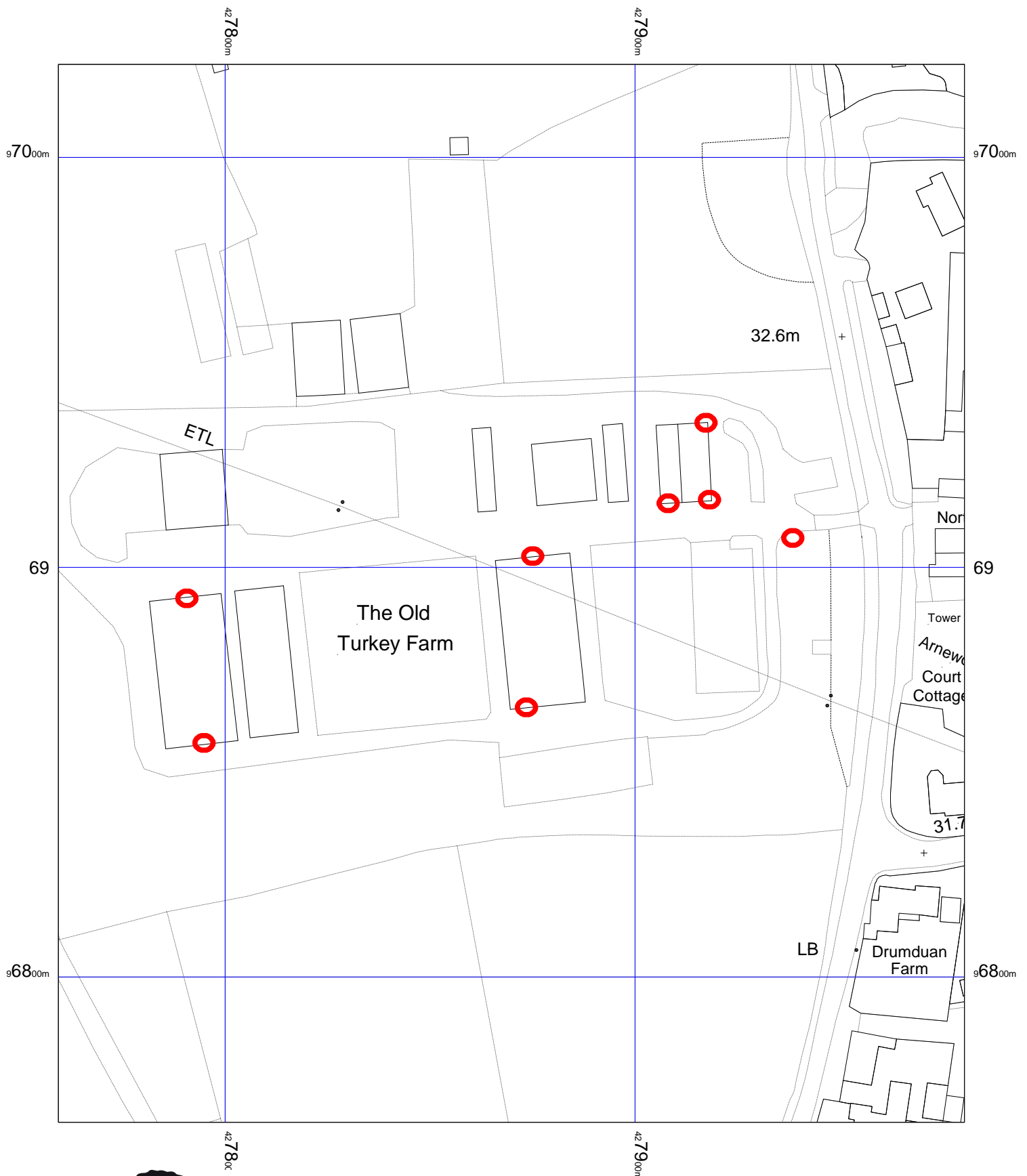
Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing numbers: DR1 and DR2. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 No further external lighting shall be installed anywhere on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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