

**13. FULL APPLICATION – PERMISSION TO CHANGE LOW LEVEL BOLLARD LIGHTING TO MOORLANDS HOUSE REAR CARPARK ENTRANCE FROM BACK LANE AT MOORLAND HOUSE STATION ROAD HATHERSAGE (NP/DDD/0124/0112, EF)**

**APPLICANT: MR PHILIP MCGREAVY**

**Summary**

1. Moorland House a large detached property in the middle of Hathersage constructed with a natural stone walling and blue slate roofing.
2. The application seeks permission to replace two bollards off Back Lane for bollards of similar design.
3. The proposed bollards represent an improvement in terms of design, and likewise an improvement for the amenity of neighbouring property.
4. The application is recommended for approval.

**Proposal**

5. The application seeks permission to replace two existing bollards located to the Staff Car Park off Back Lane for a similar design bollard.
6. The existing bollards are the subject of an ongoing enforcement case under no. 23/0059 as they were installed without planning permission.
7. The proposed bollards are of low height (0.5m) and have been designed to cast light downwards as they are fitted with directional shielding.

**Site and Surroundings**

8. Moorland House is a large stone-built detached property in use as a care home, located in the middle of Hathersage fronting onto Station Road.
9. The property has two access points. There is an access to a visitor car park directly from Station Road and there is also access to the rear via Back Lane where there is a staff car park.
10. Both means of access to the property are well lit with existing lighting approved in 2011 under planning permission NP/DDD/0211/0085.
11. To the rear of the building, to the east and in a slightly elevated position, there is a row of semi-detached dwellings on Roslyn Road that back onto the site, and there are more residential properties adjacent to the north and south sides.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following planning conditions:**

1. **Statutory 3-year time limit.**
2. **In accordance with specified approved plans and specifications and subject to the following conditions or modifications**

- 3. Within 3 months of the date of this permission the two existing bollards adjacent to the access to the car park off Back Lane shall be removed.**

### **Key Issues**

12. Impact on amenity, character and setting of the property and neighbouring properties.

### **History**

13. The most relevant planning history is below:

2011: NP/DDD/0211/0085 - Remove existing lighting and provision of new directional bollard lighting in the grounds. Approved conditionally.

### **Consultations**

14. Highway Authority – No Highways objection.
15. Hathersage Parish Council – Objection to the proposal based on concerns over neighbouring amenity and design.

### **Representations**

16. The Authority has received 5 representations to date. The reasons for objection are summarised below:
- a) The design of the proposed bollard does not comply with the original permission;
  - b) The impact on neighbouring amenity.

### **Main Policies**

Relevant Core Strategy policies: GSP1, GSP3, GSP4, DS1 and T3

Relevant Local Plan policies: DMC3 and DMT3

### **National Planning Policy Framework**

17. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'
18. Para 182. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.

### **Core Strategy Policies**

19. GSP1 - Securing national park purposes and sustainable development. This policy sets out the broad principles for making decisions about sustainable development in the national park context.

20. GSP3 – *Development Management Principles*. sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
21. DS1 – Development strategy. The development strategy (DS1) indicates what types of development are acceptable in principle in settlements and in the countryside. It names settlements following an analysis of their location, size and function, range of services and/or ease of access to services by public transport, and their capacity for new development.
22. T3 – Design of transport infrastructure. In Particular, T3 (A) concerning signage and furniture. Requires that transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.

#### Development Management Policies

23. DMC3 – Siting, design, layout and landscaping. This policy states that where development is acceptable in principle, its detailed treatment will be of a high standard that respects, protects and enhances the area's natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage whilst contributing to the distinctive sense of place.
24. DMT3: Access and design criteria & DMT8: Residential off-street parking. Policies DMT3 and DMT8 require safe access and adequate off-street parking.

#### Assessment

25. The application proposed to replace two bollards located off Back lane to the Staff Car park at Moorland House, Hathersage.
26. The two existing bollards are unauthorised and are not in accordance with the existing planning permission (NP/DDD/0211/0085). The existing bollards do not have the approved directional shielding and therefore there is concern in regard to light glare to neighbouring properties. This application proposes to replace these with bollards of a similar design to those approved with the original 2011 permission.
27. For clarity the applicant has confirmed no other bollards have been replaced since the 2011 permission.

#### Design

28. The application is to install replacement bollards to resolve the current situation. The proposed bollards would be 0.5m high of alloy construction and finished black. The bollard would have 25W LED lights. The light itself is encased in the 'mushroom' style head that only allows the light to be emitted downwards only, to prevent light pollution, so no louvers are required.
29. The bollards are considered to be an improvement to the design of those approved in 2011 and would include mitigation in the to prevent light glare to neighbouring properties.

### Amenity Impacts

30. Neighbouring property have raised objections to the proposed bollards based on their design and their impact on neighbouring property.
31. As noted, the design of the proposed bollard is considered to be acceptable and in some regards an improvement to those previously approved. The bollards would be low level with low output 25W LED lights shielded by the design. The bollards would effectively only down light due to the design.
32. The bollards are therefore an acceptable replacement which would not harm the amenity of any neighbouring property.

### Conclusion

33. It is considered that the proposed bollards will not have an adverse impact upon the reasonable enjoyment of neighbouring properties as a result of the use of low-intensity, low-level, directional lighting and appropriate design.
34. It is concluded that the replacement bollards and are in accordance with relevant policies and in the absence of any further material considerations the application is recommended for approval.

### Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

### List of Background Papers (not previously published)

Nil

### Report Author and Job Title

Ellie Faulder – Assistant Planner