

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

18 MAY 2022

Section 1

Item 6 – 21/P/2123/OUT

Further information

The applicant submitted an updated night time Landscape Visual Impact Assessment (LVIA) to ascertain potential impacts in terms of lighting on the Mendip Hills AONB. This content and conclusion of the updated LVIA has been noted and welcomed by Natural England. The updated night time LVIA has shown that the impact (of lighting) on the AONB has been reduced and the earlier objections have been addressed, subject to the inclusion of a condition to ensure any street lighting is kept to a low level.

Consultations

Mendip AONB Partnership has been consulted on the night time LVIA and if the Council is minded to approve the application requests there be no pole mounted street lighting on the site.

Officer comments:

Details in relation to lighting are to be controlled through updated conditions 6 and 7

Proposed conditions

For greater clarity the following amendments to the schedule of conditions are recommended recommendation:

- Condition 4 to omit reference to the illustrative layout and illustrative in the approved plans
- Condition 5 to insert a new condition to secure the parameters of the illustrative layout and illustrative landscape plan to be taken forward to the reserved matters
- Condition 6 to insert revised site wide lighting condition
- Condition 7 to insert new condition stipulating boundary design for individual dwellings to minimize light spill
- To renumber subsequent conditions
- Condition 16 (revised to number 18) to update trigger to 'first occupation of the last dwelling'

AMENDMENT TO CONDITIONS:

Condition 4 amended as follows

4. The development hereby permitted shall be carried out in accordance with plan ref.. P21-0266 FIGURE 4.1 Rev B (Proposed Site Access Layout) and in general accordance with plans 21397/3200/C (Illustrative Masterplan) and P21-0638_11 (Illustrative

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Landscape Masterplan), unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning.

Condition 5 revised as follows:

5. Details of the external lighting, including temporary/construction and permanent lighting, shall be provided at the Reserved Matters stage to include:
 - i. Details of the type and location of the proposed lighting:
 - ii. Existing lux levels affecting the site
 - iii. The proposed lux levels: and
 - iv. Lighting contour plan.

The street lighting design plan demonstrated that light spill can be contained within the development, and the scheme shall ensure that the light levels do not exceed 0,5 lux along the boundary hedgerows and habitats to permit continued foraging and commuting of horseshoe bats across the landscape. Details for all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter any external lighting shall be installed and operated in accordance with the approved details and shall not be varied without agreement in writing from the LPA.

Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species (Amendment) Regulations 2012 and Wildlife and Countryside Act 1981 (as amended)

New condition 6 (Subsequent conditions renumbered accordingly)

6. As part of the lighting strategy mitigation, prior to the commencement of development details of the fencing to be provided around private rear gardens of the individual dwellings comprising close boarded garden fences of sufficient height and standard to prevent light spill from the individual houses onto boundary hedgerow must be submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved plans.

Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species (Amendment) Regulations 2012 and Wildlife and Countryside Act 1981 (as amended)