Lake District National Park

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Report from the Head of Development Management to the Development Control Committee

Application number:	**7/2024/2258**
Application type:	Confirmation of compliance with condition attached to planning permission
Applicant:	Mr & Mrs Andrew & Alexa Murray
Location:	Rowling End, Newlands, CA12 5TS
Grid reference:	323439 520550
Proposal:	Approval of details reserved by condition 3 (external lighting) on planning application 7/2023/2040 for Change of use of part field to domestic garden. Soft and hard landscaping works, including the formation of new car parking area to serve the houses and the provision of four hot tubs
Report prepared by:	Phil Nicholls, Area Planner
Report agreed by:	Kevin Richards, Planning Manager
Recommendation:	APPROVE unconditionally

1 About this report

1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.

1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

2.1 The application relates to Rowling End, a collection of holiday cottages within a converted former farm grouping in the Newlands Valley. A public footpath leads past the northern edge of the site towards Little Town.

2.2 In 2023 planning permission was approved (ref: 7/2023/2040) to undertake alterations to the external spaces for each property and create additional areas of parking.

2.3 Condition 3 of the approval required the submission of a lighting scheme to minimise the effects of external lighting on the character of the area, given the site's rural location. It is this lighting scheme which is the subject of this approval of details application.

2.4 The application is before Committee because the recommendation of approval is contrary to the views of Above Derwent Parish Council.

3 Representations

3.1 Above Derwent Parish Council: Object. Concerns over the volume and number of lights which will be seen across Newlands Valley, which will make light pollution in an area which is a currently comparatively dark area of the LDNPA.

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic environment

- Design Code Supplementary Planning Document

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.

4.4 There is no community plan in this area.

4.5 The Cumbria Dark Skies Good Lighting Technical Advice Note offers guidance on lighting and is a material consideration.

5 Main issues and assessment

5.1 Planning permission exists to alter the external garden areas of the holiday cottages at Rowling End and to form a new parking area. The only assessment to be made here is whether the proposed lighting scheme is acceptable.

<u>Impact of the lighting scheme proposed on the character and appearance of the area.</u>

5.2 Policy 05 (Protecting the spectacular landscape) requires the highest level of protection for the landscape in assessing development proposals. This will be achieved by supporting development:

- That ensures the highest level of protection is given to the landscape, and
- Where the type, design, scale and level of activity maintains local distinctiveness, sense of place, and where appropriate, tranquillity.

5.3 Policy 06 (Design and development) outlines that development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.

5.4 The application site is most visible from the footpath that leads past the northern edge of the garden area across the fields to Little Town. Views from these positions place the application properties in a rural context, set between the agricultural fields below and rising fells behind.

5.5 The proposed lighting scheme is intended to provide lighting for the new shared parking area, the new gardens and paths between the two. The proposed lights consist of:

- Semi recessed ground lights for the driveways, parking areas and paths. These are separated into four zones, each on their own circuit with a PIR sensor.
- Low level spike lights within the four the garden areas, each on their own circuit with a PIR sensor.
- Three wall spotlights on the building to light main access routes.

5.6 The lighting scheme has been designed to only light the parking areas, associated access paths and the main garden areas with lighting set on PIR sensors to limit when they are on. The lights are small in scale and direct light down on the areas in use. The overall approach taken reflects the

guidance set out within the Technical Advice Note produced by Friends of the Lake District on lighting.

5.7 I am therefore satisfied that the lighting scheme proposed is sensitive and would not have an unacceptable impact on the character of the area in compliance with Local Plan Policies 01,02, 05 and 06.

6 Conclusion

6.1 The lighting scheme proposed is considered to be acceptable and in compliance with Local Plan Policies 01,02, 05 and 06. As the application is for the agreement of details there is no requirement for conditions. Providing the development is carried out in accordance with the agreed details then the requirements of condition 3 on the planning permission would be met.

RECOMMENDATION: APPROVE unconditionally

Background papers

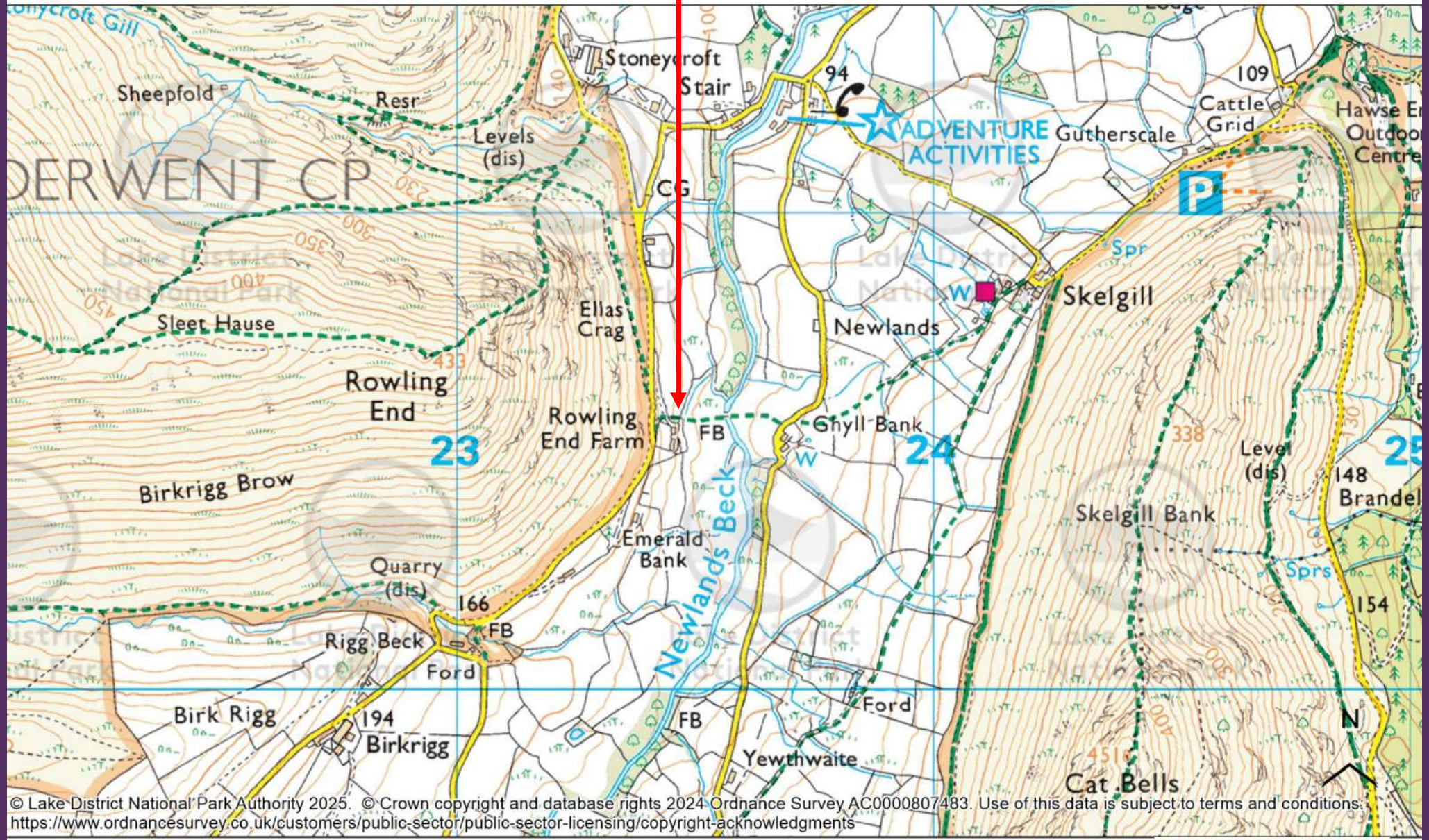
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2024/2258

Rowling End, Newlands, CA12 5TS

Approval of details reserved by condition 3 (external lighting) on planning application 7/2023/2040

Site



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Lake District National Park Authority

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Lake District
National Park Authority

C1 DRIVEWAY ACCESS ROAD DOWN TO CAR PARKING - INGROUND DISCREET LIGHTS

C2 LOWER CAR PARK LIGHTING INGROUND DISCREET LIGHTS

C3 SAFETY FOR STEPS - RECESSED STEP LIGHTS

C4 DRIVEWAY ACCESS - SLOPE UP TO NEW GARAGE INGROUND DISCREET LIGHTS

C5 PATH & ENTRANCE LIGHTS FOR THE OLD BARN

C6 PATH & ENTRANCE LIGHTS FOR ROWLING END

C7 PATH & ENTRANCE LIGHTS FOR THE MOUSE HOUSE

C8 PATH & ENTRANCE LIGHTS FOR THE FARMHOUSE

NOTES

- EACH CIRCUIT TO BE OPERATED BY MOTION SENSOR IF POSSIBLE- TIMED
- ALL LIGHTING TO BE WARM WHITE
- REFER TO GUIDELINES FOR LIGHTING DESIGN AND INSTALLATION TO AVOID LIGHT POLLUTION
- TRANSFORMERS REQUIRED FOR LOW VOLTAGE LIGHTING ARE NOT INDICATED ON PLAN AND WILL NEED POSITIONING BY ELECTRICIAN.
- ALL LED WILL REQUIRE A REMOTE DRIVER TO BE CONCEALED IN A DISCREET, VENTILATED AND ACCESSIBLE LOCATION.
- ALL LED TO BE WIRED IN SERIES WITH EXCEPTION OF SPIKE SPOT LED AND LED TAPE TO BE WIRED IN PARALLEL.
- THE FINAL POSITION OF CERTAIN FITTINGS, LIKE SPIKE SPOTS OR SIMILAR, FOR WHICH FITTING OUT INFORMATION IS NOT INCLUDED, SHALL BE INSTALLED IN THE APPROPRIATE POSITIONS AS SHOWN ON THE PLAN WITH SUFFICIENT CABLE TAIL TO ALLOW LOCAL ADJUSTMENTS BY THE GARDEN DESIGNER.

SEMI RECESSED LIGHT FOR DRIVEWAY

30cm SPIKE SPOT FOR PATH

LOW SPIKE SPOT FOR PATHS

WALL SPOT LIGHT

project name
Rowling End : Newlands, Keswick, CA12 5TSI

drawing title
PLANNING : EXTERIOR LIGHTING PLAN

date
NOV 2024

scale
1:150 A2

drawing n°
151RE-004

drawn by
SJR

project name
Rowling End : Newlands, Keswick, CA12 5TSI

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