

Electoral Division affected:  
Skelmersdale Central

**West Lancashire Borough: application LCC/2014/0015**  
**Extension to car park to create an additional 11 car parking spaces and the erection of 4x6m high lighting columns at Whiteledge Centre, Spencer Lane, Skelmersdale**

Contact for further information:  
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**Executive Summary**

Application – Extension to car park to create an additional 9 car parking spaces and an additional 2 disabled parking spaces and the erection of 4x6m high lighting columns at Whiteledge Centre, Spencer Lane, Skelmersdale.

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limit, working programme, hours of construction working and hours of flood lighting.

**Applicant's Proposal**

Planning permission is sought for an extension to an existing car park to provide an additional 11 car parking spaces and the erection of 4 x 6m high lighting columns. Nine car parking spaces would be constructed on land currently forming a grassed bank to the east of the existing car park, and the two disabled spaces would be located to the north of the existing access gates adjacent to the main entrance. Vehicular access to the site would be as existing off Spencers Lane. The column mounted floodlights would be controlled by a time clock and photoelectric sensor arrangement to operate the lights from 07:45 until day light and from dusk until 21:30pm, seven days a week.

Initially the application was advertised as nine extra car parking spaces but this did not include the two additional disabled car parking spaces, which were shown on the plans but not within the description. The applicant has amended the description to reflect this alteration.

**Description and Location of Site**

Whiteledge Day Centre is located at the junction of Spencers Lane and Ormskirk Road, approximately 0.5km to the south of Skelmersdale Concourse

Shopping centre. To the north and west of the site are Grimshaw Road and Whiteledge Road.

The curtilage of the nearest property, a Grade II Listed Building abuts the site. The residential properties on the opposite side of Spencers Lane are approximately 16m from the boundary of the day centre. There are a large number of trees to the north and western boundaries of the site. The site boundary consists of 2.4m high weld mesh fencing.

## **Background**

### History

The proposed development is at the existing Whiteledge Day Centre, an adult day care centre.

Planning permission for the construction of a single storey front extension, new entrance porch, glazed canopy to the rear of the building and a roof to the existing bin store was granted in July 2013 (ref. 08/13/0706).

## **Planning Policy**

### National Planning Policy Framework (NPPF)

- Section 8 Promoting healthy communities
- Section 11 Conserving and enhancing the natural environment
- Section 7 Requiring Good Design

### West Lancashire District Local Plan

- Policy GD1 Design of Development
- Policy EN5 Buildings of Historic Importance

## **Consultations**

West Lancashire Borough Council - No comments received.

LCC Developer Support (Highways) - No comments received.

LCC Lighting Engineer - There would be no light trespassing into the windows of any nearby properties and there is only a very small amount encroaching slightly onto the highway. Given this, and taking into account the part time nature of the lighting to turn off at 09:30pm every day, there are no comments to make from a lighting perspective.

Representations – The application has been advertised by site notice and neighbouring residents informed by individual letter. One letter of representation has been received raising questions in relation to potential light pollution and whether lights would be left switched on overnight or on a timer. Concern is raised that the security lights already shine directly into a residential bedroom.

## Advice

Whiteledge Day Centre, originally a day care facility for adults with learning difficulties, now provides a shared service for adults with learning difficulties, physical and/or sensory impairments. The building also acts as an administrative base for the Domiciliary Care Service. Recent refurbishments formed part of planning permission 08/13/0706 granted in the summer of 2013.

The current application seeks to provide additional car parking and lighting to support the use of the building. It is intended that the building would be in use until 21:00pm and that the lighting would be restricted until 21:30pm.

The potential impacts are associated with the proposed lighting and the impact of such on residential and visual amenity. The four lighting columns are required to provide lighting to the car park particularly for occupants of the building when it is dark. Initially the applicant considered 4m high lighting columns instead of 6m but this would mean more columns across the site and would have had a more intrusive impact within the street scene.

The nearest residential property is located at a distance of 14m on the southern boundary and is adjacent to a 17th Century Grade II listed building. The nearest residential properties to the lighting columns on the eastern boundary are located some 22m away on the opposite side of Spencer's Lane. The applicant has submitted a drawing to demonstrate the lux levels associated with the lighting and which illustrates that there would be no measurable light spillage at residential properties. LCC's lighting engineer has confirmed that there should be no light migration into the windows of any nearby properties.

One letter of representation has been received that raised questions as to whether the lights would be left on all night or whether they would be on a timer. The applicant has advised that the lights would be controlled by a time clock and photoelectric sensor arrangement to operate the lights from 07:45 until day light and from dusk until 21:30pm seven days a week. The letter of representation also raises issues of the lights on the building on all night. The applicant has advised that all wall mounted fittings would be controlled by the same timer clock to be used for the proposed car park. Therefore the lights upon the building would operate from 07.45am until daylight and from dusk until 21.30pm during the periods when daylight is not adequate to illuminate the areas around the building. It is therefore considered that the amenities of these properties would not be unduly affected and that the proposed lighting scheme complies with Policy GD1 and Policy EN5 of the West Lancashire Replacement Local Plan subject to a condition controlling hours of illumination.

The existing car park provides for a total of 26 car parking spaces including two disabled spaces. The proposed development would provide for an extra 11 spaces including two further disabled spaces. The extension to the car park to provide 9 of the additional spaces would be constructed on the grass bank to the east of the existing car park. A further 2 disabled spaces would be located opposite the main entrance. Therefore, the total number of car parking spaces would be 37 and would

include four disabled spaces. It is considered that the increase in car parking spaces can be supported as it would alleviate any potential for on street parking within this residential area associated with the Centre. The proposal therefore meets the aims of Policy GD1 of the West Lancashire Replacement Plan.

Overall it is considered that the proposals are acceptable subject to a condition controlling hours of construction working (consistent with the previous permission) to protect residential amenity and a condition controlling hours of lighting.

In view of the location, scale and nature of the development it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

## **Recommendation**

That planning permission be **granted** subject to the following conditions:

### **Time Limits**

1. The development shall commence not later than 3 years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1) (a) of the Town and Country Planning Act 1990.*

### **Working Programme**

2. The development shall be carried out in accordance with the following documents:
  - a) The Planning Application and supporting statement received by the Director of Transport and Environment on 17 January 2014 as amended by the emails from A. Hurst to C. Lewis dated 6 and 10 of February 2014
  - b) Submitted Plans and documents:

Drawing Number A00 Rev E entitled "Existing Site Plan - Car Park Extension"

Drawing Number A35 Rev C entitled Proposed Site plan - Car Park Extension

Drawing Number A38 A entitled "Proposed Site Plan -Car Park Extension"

Drawing Number 6250-E6 Rev D entitled "External Lighting Plot"

Lighting Column details - Thorlux "Starguard"

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies GD1 of the West Lancashire Replacement Local Plan.*

### **Hours of Working**

3. No construction development, delivery or removal of materials shall take place outside the hours of:

0800 to 1800 hours, Mondays to Fridays (except Public Holidays)  
0800 to 1200 hours on Saturdays

No construction development, delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy GD 1 of the West Lancashire Replacement Plan.*

4. The floodlighting shall not be illuminated outside of the following hours:-

07:45 hours to 21:30 hours Mondays to Sundays

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy GD 1 of the West Lancashire Replacement Local Plan.*

**Local Government (Access to Information) Act 1985  
List of Background Papers**

Paper	Date	Contact/Directorate/Ext
LCC/2014/0015	17.01.2014	Catherine Lewis/Environment/30490

Reason for Inclusion in Part II, if appropriate

N/A