

**Case Officer:** Hansah Iqbal

**Recommendation:** Approve

**Applicant:** Great Lakes UK Limited

**Proposal:** Discharge of Condition 21 (external lighting/security lighting/floodlighting details) of 21/04158/F

**Expiry Date:** 13 June 2023

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

The site was granted consent on appeal under planning ref: 19/02550/F, and was later amended relating to varying conditions under S73 application ref: 21/04158/F.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

Condition 21 states:

Details of the external lighting/security lighting/floodlighting within the site including the design, position, orientation, and any screening of the lighting shall be submitted to and approved in writing by the local planning authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

## **3. RELEVANT PLANNING HISTORY**

The following planning history is considered relevant to the current proposal:

21/04158/F - Variation of condition 2 (plans) of 19/02550/F - 1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions. 2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation. 3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions. 4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference Centre and fire tender access to the site. 5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses. 6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme. 7. Relocation of Great Wolf entrance statue. 8. Roof updates in line with revised roof access strategy. 9. Minor MEP and utility updates across the site. 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones; application permitted.

19/02550/F - Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping; appeal allowed (against refusal).

#### 4. RESPONSE TO CONSULTATION

CDC Environmental Protection Officer– no objections.

#### 5. APPRAISAL

Whilst a reason for the imposition of the condition was not included on the decision notice for 21/04158/F, the appeal decision sets out that condition 21 (external lighting) – this condition (and others) was a reasonable and necessary condition in the interests of the protection of neighbours living conditions and guest comfort.

The Councils' Environmental Protection Officer has considered the submitted details and raised no objections to the lighting scheme.

The proposed lighting scheme would provide adequate lighting and avoid light pollution. Therefore, based on the information provided the local planning authority is satisfied to discharge condition 21 of 21/04158/F.

#### 6. RECOMMENDATION

That Planning Condition(s) 21 of 21/04158/F be discharged based upon the following:

Condition 21

In accordance with drawing number 10875-HLE-ZZ-GF-DR-Y-708-001 Rev P03 titled 'Specialist Lighting Layout, External Lighting', document ref 10875-HLE-XX-XX-SH-E-708-003 Rev 02 titled 'Exterior Control Schedule' and document ref 10875-HLE-XX-XX-SH-E-708-001 Rev P03 titled 'Luminaire Schedule'.

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Checked By: Caroline Ford

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