

Planning, Taxi Licensing and Rights of Way Committee Report

Application No:	P/2018/0137	Grid Ref:	321162.96 243371.94
Community Council:	Clyro	Valid Date:	Officer: 02/02/2018 Holly ann Hobbs
Applicant:	Powys County Council		
Location:	Clyro Church in Wales Primary School, Clyro, Hereford, Powys, HR3 5LE.		
Proposal:	Display of 4 no. non-illuminated signs		
Application Type:	Application for Consent to Display an Advertisement(s)		

The reason for Committee determination

The application site is submitted by Powys County Council.

Site Location and Description

The site subject to this application is located within the boundary of Clyro Primary School.

Advertisement consent is sought in respect of the installation of 4 non-illuminated advertisements comprising of the following;

- Wall mounted lettering (brushed stainless steel) measuring approximately 1.04 metres in height and 1.22 metres in width. The proposed lettering will be installed at approximately 5 metres above ground level;
- Wall mounted lettering (brushed stainless steel) measuring approximately 1.6 metres in height by 0.15 metres in width. The proposed lettering will be installed above the entrance doors at a height of approximately 2.6 metres;
- Pole mounted sign measuring approximately 1.2 metres square, installed at a maximum height of 3 metres above ground level;
- 6 metre high flagpole.

Consultation Responses

Responses to follow within the Report Update.

Representations

The proposed development has been advertised by site display. At the time of writing this report, no public representations have been received by Development Management.

Planning History

- DIS/2017/0099 - Discharge of conditions no. 3,15,19,20 & 21 of P/2016/0802. Approved.
- DIS/2017/0091- Discharge of Conditions: Conditions 9, 10 and 12 of P/2016/0802. Approved.
- NMA/2017/0005 - Application for non-material amendments to planning permission
- P/2016/0802 in respect of variation of condition 17 that involves rewording of the condition
- P/2008/1402 - Full: Deemed: Siting of mobile unit for staff accommodation and external works. Consented.
- P/2011/1296 - Full: Development of a pirate theme playground. Consented.
- P/2012/1245 – Full: Installation of a mobile classroom. Consented.
- P/2016/0802 – Full: Construction of a new primary school and associated works. Consented.

Principal Planning Constraints

Historic Landscapes Register - Outstanding

Principal Planning Policies

National Planning Policy

Planning Policy Wales (2016)

Technical Advice Note 7 – Outdoor Advertisement Control (1996)

Local Planning Policy

Powys Unitary Development Plan (2010)

GP1 – Development Control

GP3 – Design and Energy Conservation

GP4 – Highway and Parking Requirements

GP5 – Welsh Language and Culture

ENV16 – Landscapes, Park and Gardens of Special Historic Interest

CS5 – Education Developments

DC2 - Advertisements

RDG=Powys Residential Design Guide NAW=National Assembly for Wales TAN= Technical Advice Note
 UDP=Powys Unitary Development Plan, MIPPS=Ministerial Interim Planning Policy Statement

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Section 38 (6) of the Planning and Compulsory Purchase Act 2004

Members are advised to consider this application in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Character and Appearance

UDP policy DC2 indicates that applications for the display of advertisements, will be granted where the following criteria are met;

1. They shall not cause any unacceptable adverse effects on public safety especially for highway users including pedestrians, and especially pedestrians with mobility and/or sensory impairments.
2. Advertisements shall not spoil the visual amenity, character and appearance of any building, the surrounding environment, landscape or street scene in terms of the following details;

The sign's size, proportions, materials, lettering, colour(s) and external finishes.

Its method of illumination, wherever possible external sources of illumination shall be used, particularly in the open countryside or where conservation areas or listed buildings affected.

Its projection.

It is considered that the proposed signage as outlined above is of an appropriate size, projection, finish and location and therefore will not adversely affect the visual amenity, character and appearance of the new school building or surrounding environment. Furthermore, the proposed signage will be non-illuminated and therefore will not detract from the character of the area surrounding the School site. Given the nature of the proposed signage and location within the boundary of the School, it is not considered that the proposed advertisements will compromise the safety of pedestrians or highway users. Wherever possible, DC2 encourages advertisements to be bilingual. It is noted that the proposed signage displays the School name in both Welsh and English.

On the basis of the above observations, the proposal is considered to be in accordance with UDP policy DC2.

RECOMMENDATION

In light of the above and subject to the standard advertisement conditions being attached to any grant of consent, it is recommended that the application as submitted be approved.

Conditions:

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.

2. The development shall be carried out strictly in accordance with the plans stamped as approved on XX/XX/XX (drawing no's: Posted Mounted, Flag Pole, Clyro Church School & CLY 00 PL A (05)101).
3. The signage hereby permitted shall be non-illuminated.
4. Any advertisements displayed and any site used for display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission
7. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air ,or so as otherwise to render hazardous the use of any highway ,railway, waterway or aerodrome(civil or military)

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
2. In the interests of the visual amenity of the area in accordance with policy DC2 of the Powys Unitary Development Plan.
3. Pursuant to the Town and Country Planning (Control of Advertisement) Regulations 1992 and policy DC2 of the Powys Unitary Development Plan.
4. Pursuant to the Town and Country Planning (Control of Advertisement) Regulations 1992 and policy DC2 of the Powys Unitary Development Plan.
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