

Recommendation Report for Consent to Display an Advertisement(s)

REF NO: BE/59/20/A

LOCATION: Land at Phase 1A
Oldlands Farm
Bognor Regis
PO22 9NN

PROPOSAL: Installation of 2 x identical totem signs.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to install two totem signs.
SITE CHARACTERISTICS	Formerly, the site consisted of open arable farmland and there are no existing buildings on the site.
CHARACTER OF LOCALITY	The area is mixed in character with two industrial / warehouse units occupied by Rolls Royce Technology and Logistics Centre situated to the south east. South west of the A29/Rowan Way roundabout is the Bognor Regis Retail Park, that consists of several retail units, fast food restaurants and car parking. To the north west of the site are fields and the outskirts of Shripney village.

RELEVANT SITE HISTORY

BE/70/20/DOC	Application for details reserved by condition imposed under BE/126/19/PL relating to conditions 6-surface water drainage; 7-discharge of flows to watercourses or for the culverting, diversion, infilling or obstruction of any water course on our adjacent to site; 8-maintenance & management of surface water drainage system; 12-foul water & sewage disposal & 14-Construction Management Plan.
BE/126/19/PL	Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works. ApproveConditionally 18-03-20
BE/90/20/DOC	Approval of details reserved by condition imposed under ref BE/126/19/PL relating to Condition No 4 - hard and

soft landscaping.

BE/60/20/A

Installation of various signage.

An application was recently approved for the development of a Lidl store on site.

REPRESENTATIONS

Bersted Parish Council

No objection but would comment that the illumination not impact residents of Shripney.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in conclusion.

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD5	Advertisements
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DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Regulation 3(1)(a)(b), 3(2)(a)(b) and 4(3) of the Town and Country Planning (Control of Advertisements) Regulations 2007 states:-

"3(1) A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account -

- (a) The provision of the development plan, so far as they are material; and
- (b) Any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b) -

(a) Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) Factors relevant to public safety include -

(i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) Whether the display of the advertisement in question is likely to obscure or hinder the ready interpretation of any traffic sign, railway sign or aid to navigation by water or air;

(iii) Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

4(3) In determining an application for consent for the display of advertisements, the local planning authority may have regard to any material change in circumstances likely to occur within the period for which the consent is requested.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

Paragraph 132 of the National Planning Policy Framework (NPPF) states - The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

DESIGN AND VISUAL AMENITY

The application proposes two totems signs which will be located to the south west and north west of the site.

The signs will be 2m from ground floor level with a further height of 5.6m and a width of 2.5m.

They will be situated to the outskirts of the parking area which is set back from the road frontage and therefore whilst large are not considered to appear unduly dominant or overbearing.

The totem signage will be illuminated. The illuminance will be 580 cd/m² which accords with WSCC standing advice and with sufficient distance retained to the closest neighbouring properties to the north west and motorhome site to the south of the site, it is not considered the illuminance would give rise to unacceptable impacts upon the area or amenity.

To the south east of the site, there is a business park and given the extent of advertisements already present within the vicinity, the design and location of the proposed signs are not considered to have an unacceptably adverse impact upon visual amenity.

PUBLIC SAFETY

In terms of public safety, it has to be considered whether the advertisement itself or its location is likely to be so distracting or so confusing, that it creates a hazard, or endangers people in the vicinity who are taking reasonable care for their own, or others, safety. The proposed advert by virtue of its location and size are not considered to have an adverse impact of the safety of pedestrians or road users.

SUMMARY

In the absence of harm to amenity or public safety, it is recommended that the application be approved, subject to the conditions set out below.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location and Block Plan AD500
 - Proposed Elevation and Site Plan - AD508

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 2 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.

Reason: As required by Regulation 14(1)(a) of the Town & Country Planning (Control of Advertisements) Regulations 2007.
- 3 No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for

measuring the speed of any vehicle

Reason: As required by Regulation 14(1)(a) of the Town & Country Planning (Control of Advertisements) Regulations 2007.

- 4 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As required by Regulation 14(1)(a) of the Town & Country Planning (Control of Advertisements) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As required by Regulation 14(1)(a) of the Town & Country Planning (Control of Advertisements) Regulations 2007.

- 6 The intensity of illumination of the proposed sign shall not exceed 580 cd/m².

Reason: In the interests of the visual amenities of the locality in accordance with D DM1 of the Arun Local Plan.

- 7 The illumination of the proposed sign shall be of a non-intermittent type.

Reason: In the interests of the visual amenities of the locality in accordance with D DM1 of the Arun Local Plan.

- 8 The signs hereby approved shall not be illuminated for more than one hour after the shops opening hours.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies with the Supplementary Planning Guidance and the NPPF.