

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	3 October 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	12	WARD: Banstead Village

APPLICATION NUMBER:	18/01813/ADV	VALID:	24 August 2018
APPLICANT:	Mr Brian Ransom	AGENT:	
LOCATION:	LAND PARCEL AT 524983 160245, WINKWORTH ROAD, BANSTEAD		
DESCRIPTION:	Village sign		
<p>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</p>			

This application is referred to Committee in accordance with the Constitution as the application site is owned by the Council

SUMMARY

This is an application for express consent for a non-illuminated sign announcing Banstead and depicting historic buildings and scenes. The display would be on land within the Council's ownership and within the Metropolitan Green Belt.

It is concluded, taking into account criteria of amenity and public safety, that the sign is acceptable.

RECOMMENDATION

Express consent is **GRANTED** subject to conditions.

Consultations:

Highway Authority: subject of standing highway design advice for minor development: no objection.

Banstead Common Conservators: no response.

Banstead Village Residents' Association: no objection.

RBBC Principal Asset Manager: confirms that site is owned by RBBC and consent would be given subject to planning.

Tree Officer: No objection subject to tree protection condition

UK Power Networks: no response.

Representations:

Letters were sent to neighbouring properties on 31 August 2018.

Seven responses have been received raising the following issues:

Issue	Response
Design	See paragraph 6.4.
Highway implications	See paragraph 6.6
Alternative location preferred	Each application assessed on its own merits

1.0 Site and Character Appraisal

1.1 The application relates to a triangular shaped piece of grassed land on the south side of Winkworth Road at the junction with Bolters Lane (east side). The site is owned by RBBC. Surroundings are predominantly residential in character but the site falls within the Metropolitan Green Belt (MGB). Adjoining trees to the south and east are covered by Tree Preservation Order (TPO) BAN41.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: applicant advised of planning requirements for this proposal.

2.2 Further improvements could be secured: standard express consent conditions.

3.0 Relevant Planning and Enforcement History

3.1 None

4.0 Proposal and Design Approach

4.1 The application seeks express consent for a non-illuminated "village sign" of traditional appearance, of cast aluminium sculpted in low relief, mounted on an oak post. Height from the ground to base of the advertisement would be 2m, the advertisement panel itself measuring 1.05m by 0.825m. Total height, taking into account the decorative sign surrounds, would be 3.3m. Maximum height of individual letters/symbols would be 0.08m. The advertisement would announce "Banstead" and feature pictures of historic buildings.

4.2 Consent is sought for an indefinite period.

4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

4.4 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	Community views were sought by the applicant for over a year: publicity for the proposal in community newsletters at local events, schools etc.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

4.5 Further details of the development are as follows:

Site area	0.021ha
Existing use	vacant
Proposed use	For advertisement display

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Adjacent to TPO
Area of Special Advert Control

5.2 Reigate and Banstead Core Strategy

CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Metropolitan Green Belt	Co1

5.4 Other Material Considerations

National Planning Policy Framework
(NPPF)

National Planning Practice Guidance
(NPPG)

Other	Human Rights Act 1998 Town and Country Planning (Control of Advertisements) Regulations 2007
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6.0 Assessment

6.1 The main issues to consider are:

- Neighbour amenity
- Visual amenity
- Public safety
- Impact on trees

Neighbour amenity

6.3 The proposal would have no discernible impact on neighbouring residential properties as regards overlooking, overshadowing or overbearing effect.

Visual amenity

6.4 The NPPF counsels under the "Requiring good design" section, para 132 as follows.

"...The quality and character of places can suffer when advertisements are poorly designed and sited...Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

- 6.5 Whilst it is noted that the site is within the Metropolitan Green Belt, the sign is small scale and of limited height in comparison with adjacent street furniture and is of rustic appearance and materials befitting its verdant setting. Overall, the proposed display is considered to be of pleasing design and appearance and in sympathy with its surroundings and would not give rise to detriment to visual amenity.
- 6.6 Representations have been received regarding the historic/geographic accuracy of some of the images depicted on the sign. Whilst these are acknowledged, the sign's contents in this case are not a matter for advertisement control and are considered to result in the sign being unacceptable from a visual amenity perspective.
- 6.7 It is noted that the location of the proposed sign is within an Area of Special Advert Control (in common with all of the countryside in the borough). This designation only restricts certain "deemed" consent classes and does not prevent express consent being granted if the sign is considered to be acceptably designed as is the case here.

Public safety

- 6.8 The proposal does not pose a risk to public safety: the Highway Authority confirms this in its advice on minor developments. The sign would be positioned off the carriageway, would not interfere with passing traffic or pedestrians and would be unlikely to cause a dangerous distraction based on its sign and appearance.

Trees

- 6.9 The Council's Tree Officer comments as follows.

"Within the proposed site layout reference is made to pruning a sycamore located on council owned land, although the extent of the pruning works is not clear at this stage. As the tree is on council land it will be necessary to seek permission from the Trees and Woodland Officer who is responsible for managing council owned trees who will ensure best arboricultural practice is implemented.

Whilst the nature of this development is minor, it is necessary for a tree protection condition to be attached to decision notice to ensure the rooting environment is not damaged during the excavation phase.

- 6.10 As this is an application for Advertisement Consent, the issues which the Council is able to consider and condition are limited and, as such, the condition recommended by the Tree Officer cannot be imposed. At any rate, the likely nature and extent of the below ground works required (relatively limited) and the Council would have some control by virtue of the fact that the trees are within its ownership (and therefore could supervise works). On this basis, an informative is instead recommended to raise the applicant's awareness.

CONDITIONS

1. 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: To comply with Regulation 6(1) and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

2. 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 of for measuring the speed of any vehicle.

Reason: To comply with Regulation 6(1) and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

3. 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: To comply with Regulation 6(1) and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with Regulation 6(1) and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)

5. Where an advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with Regulation 6(1) and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

REASON FOR EXPRESS CONSENT

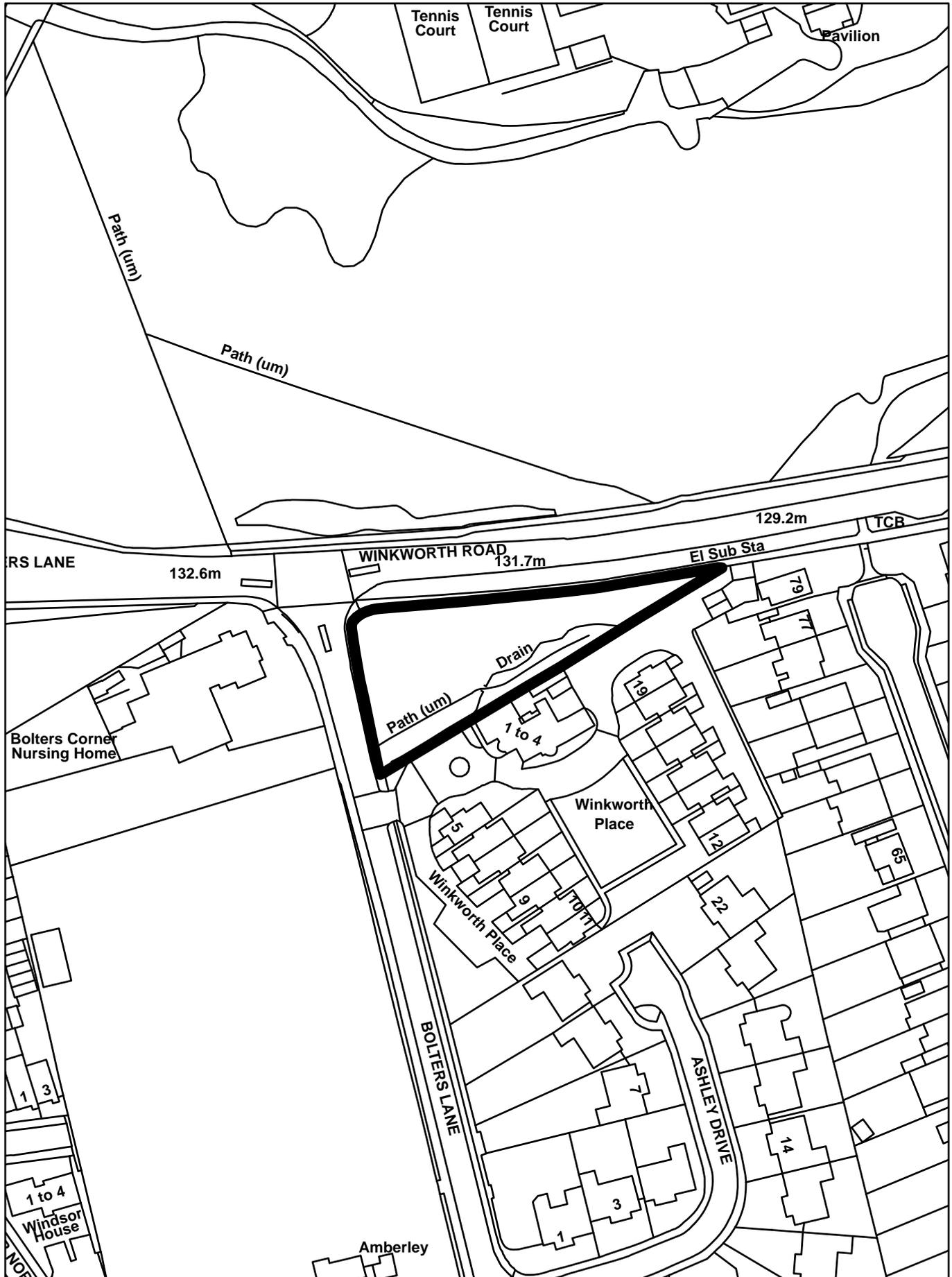
The advertisement hereby granted consent has been assessed against Regulation 3 of the Town and Country Planning (Control of Advertisements)(England)Regulations 2007 (as amended). It has been concluded that the advertisement would not have a harmful effect on amenity or public safety, having regard to the provisions of the Development Plan in so

far as they are material; and there are no other material considerations that justify refusal in the public interest.

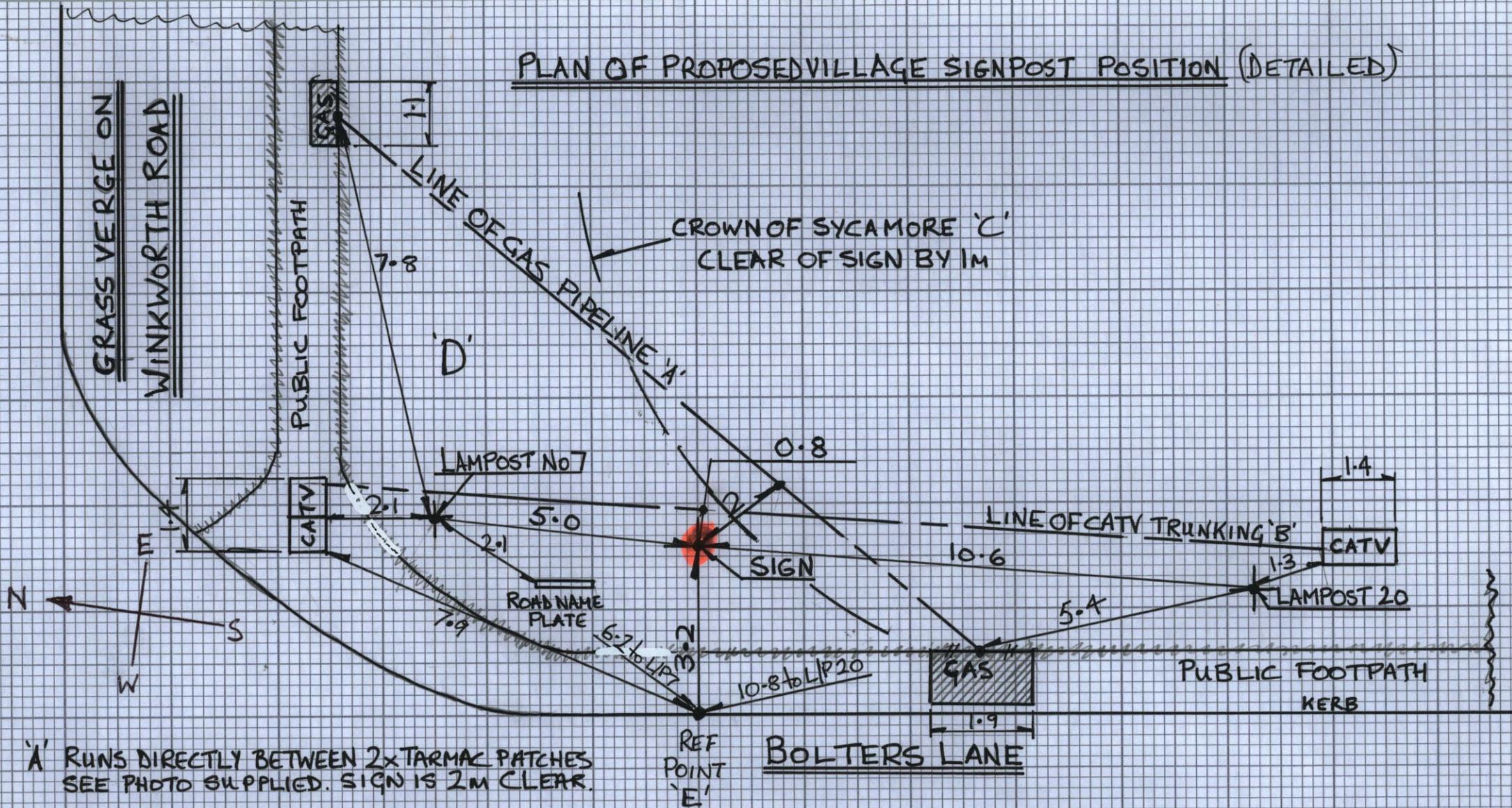
INFORMATIVES

1. The applicant's attention is drawn to the proximity of the proposed signage to trees which are not within their control. As the tree is on land owned by Reigate and Banstead Borough Council, it will be necessary to seek permission from the Trees and Woodland Officer who is responsible for managing council owned trees who may wish to supervise any works being undertaken. Furthermore, to ensure no harm occurs to the neighbouring trees during the construction phase, the Council as the tree owner may require that a tree protection plan is produced by an arboricultural consultant prior to the commencement of the approved works.

18/01813/ADV - Land Parcel At 524983 160245,
Winkworth Road, Banstead



PLAN OF PROPOSED VILLAGE SIGNPOST POSITION (DETAILED)



'A' RUNS DIRECTLY BETWEEN 2x TARMAC PATCHES SEE PHOTO SUPPLIED. SIGN IS 2M CLEAR.

'B' CATV TRUNKING RUNS DIRECT FROM EAST END OF DOUBLE M/H TO CENTRE OF M/H ALONG BOLTTERS LANE. SIGN POSITION IS 0.8M CLEAR

'C' CROWN OF SYCAMORE MAY HAVE TO BE TRIMMED BACK IN THE VICINITY OF SIGN. BACK BY 1M TO GIVE 2M CLEARANCE (WILL ONLY AFFECT ONE BRANCH)

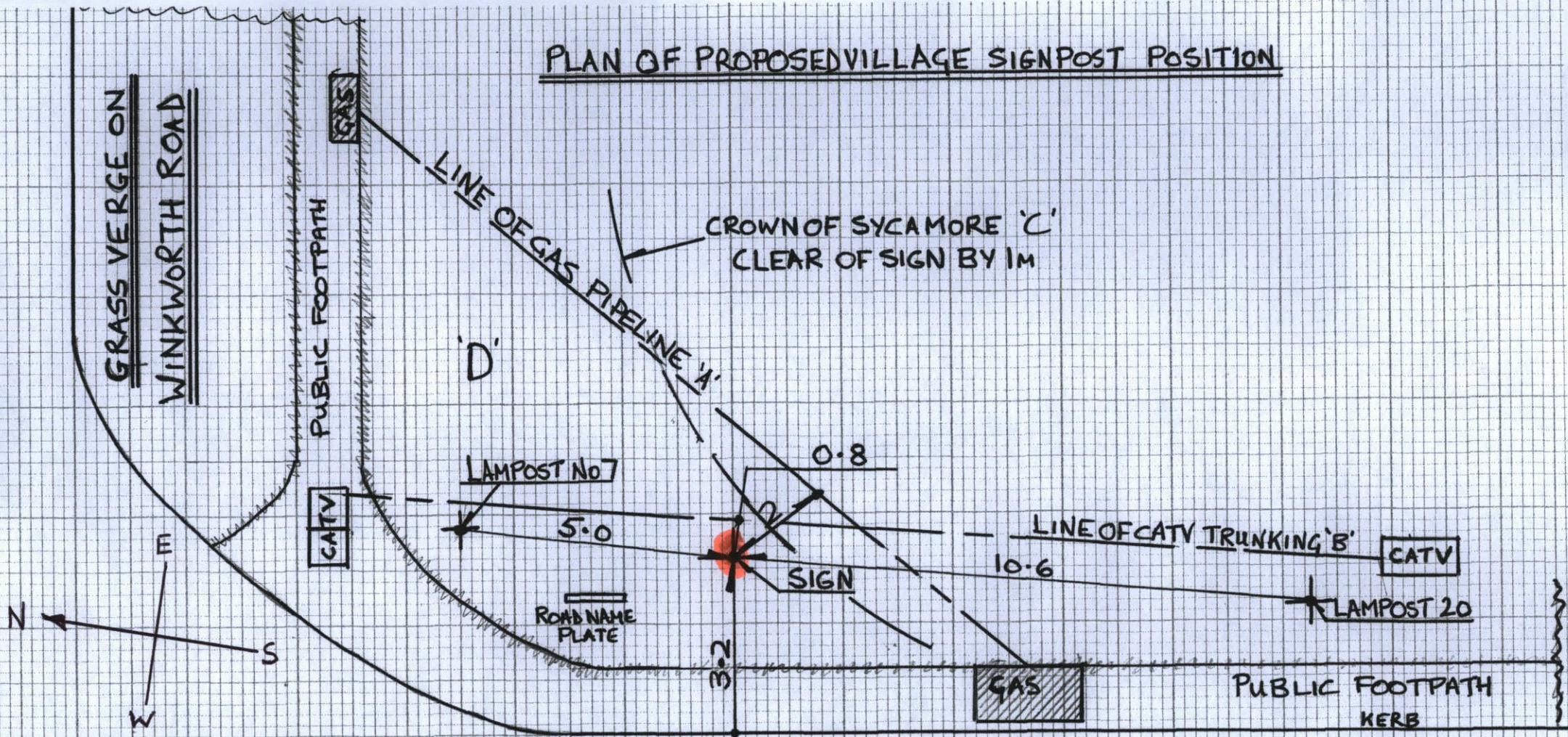
'D' GRASS AND WILDFLOWER AREA.

REFERENCE POINT 'E' 10.8 to L/P 20
6.2 to L/P 7

ALL DIMENSIONS IN METRES.
SCALE 1m = 1cm

B. RANSOM 27/7/2018

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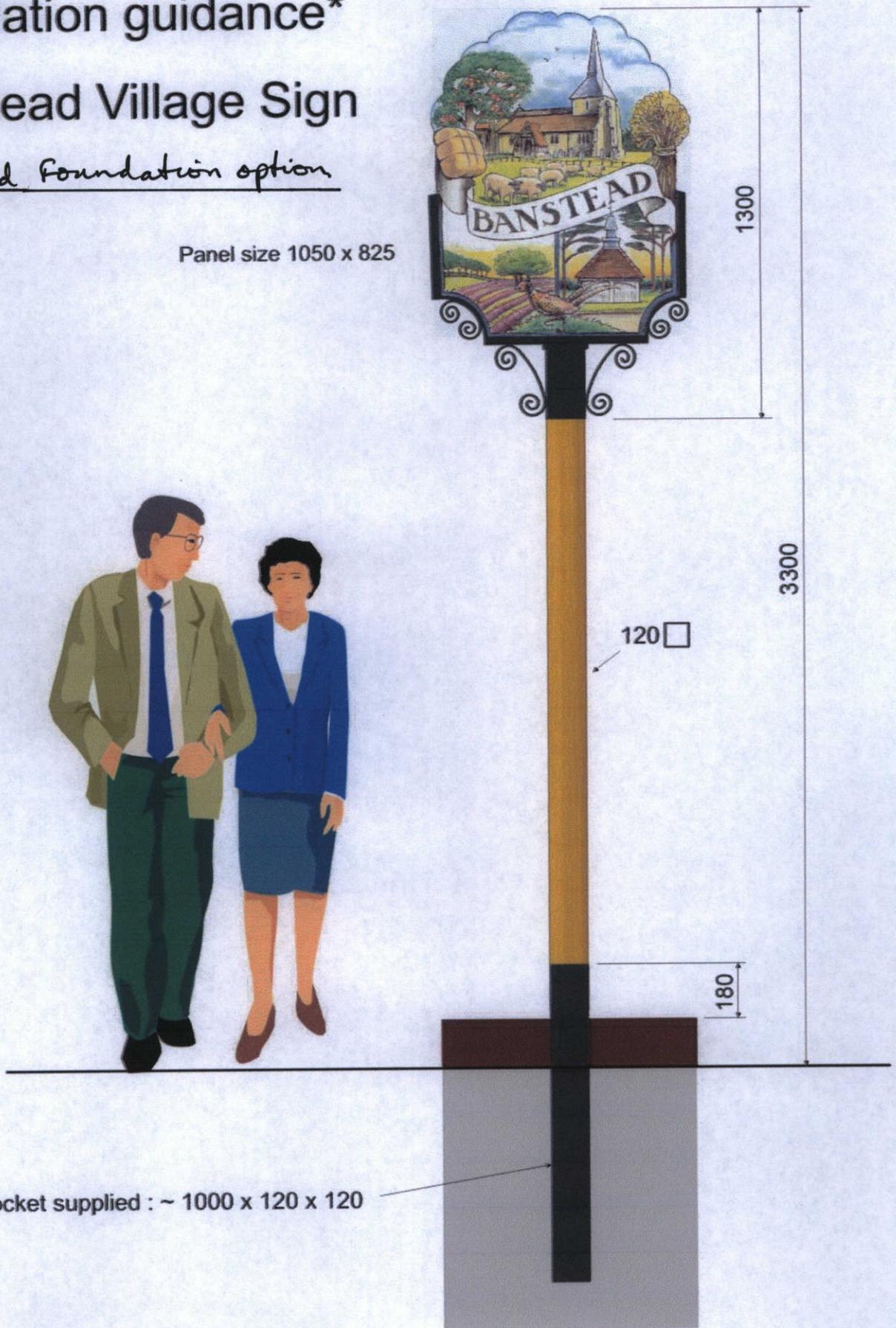
'D' GRASS AND WILDFLOWER AREA.

ALL DIMENSIONS IN METRES.
SCALE 1m = 1cm
B. RANSOM 27/7/2018

Installation guidance* for Banstead Village Sign

Preferred Foundation option

Panel size 1050 x 825



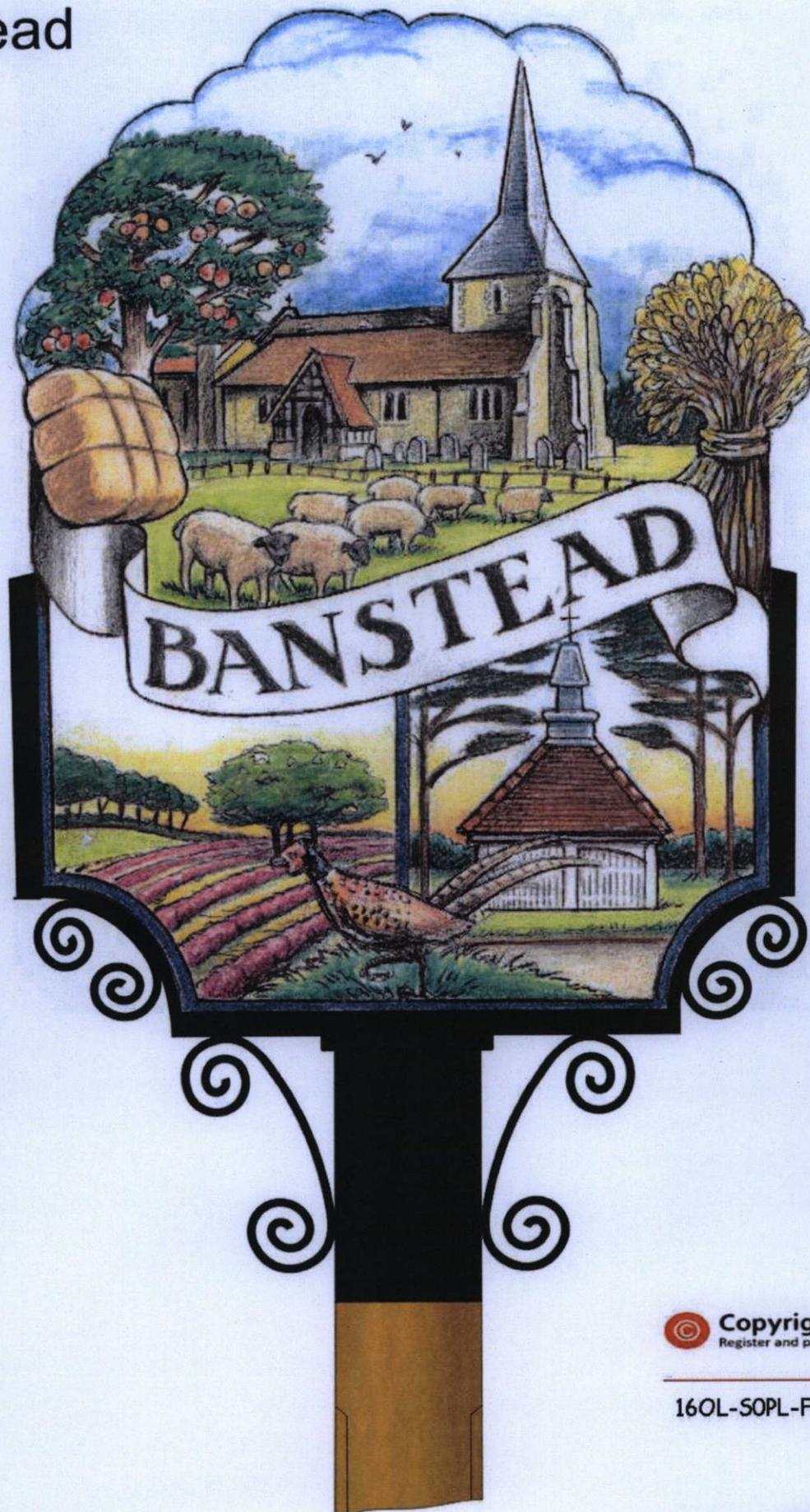
* N.B. The details in this drawing are offered as guidance only and as such should not be taken to imply any structural integrity whatsoever.

Dimension in millimetres

Do Not Scale

vsp©7318

Proposed Village Sign for Banstead



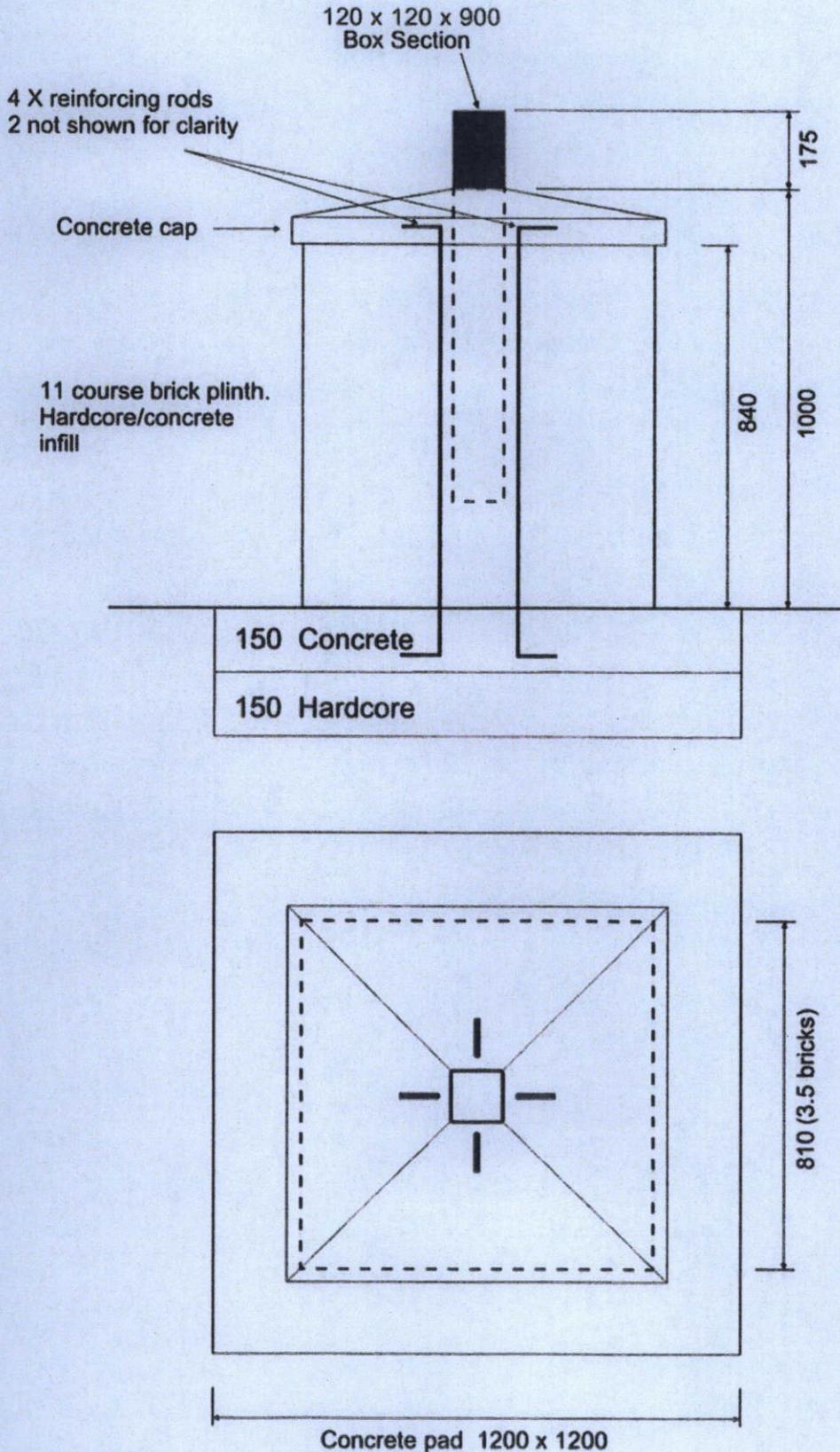
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16OL-SOPL-FJWU-UX0J

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ALTERNATE PLINTH DESIGN

Village sign plinth guidance diagram.



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