



**REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND
REGULATORY SERVICES MANAGER**

TO: COLNE & DISTRICT COMMITTEE

DATE: 03RD NOVEMBER 2022

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To consider the attached planning applications for determination by Council.

REPORT TO COLNE AND DISTRICT COMMITTEE ON 03RD NOVEMBER 2022

Application Ref: 22/0201/HHO

Proposal: Full: Erection of roof lift to alter dormer bungalow to two storey house.

At 110 Castle Road Colne Lancashire

On behalf of: Mr M. Birtwistle

Date Registered: 25.03.2022

Expiry Date: 5/20/2022

Case Officer: NW

Site Description and Proposal

The application site sits on the outer edge of town facing open fields. The row of houses it sits on has a varied design. The house to the west is a two storey dwelling beyond which there is a bungalow.

To the east of the site is a red brick bungalow followed by a half rendered and half brick bungalow.

The proposal was to erect a second storey on the property. That has been amended to make the unit a dormer bungalow with two dormers attached to the front.

Relevant Planning History

No relevant planning history.

Consultee Response

Highways : No highway concerns.

Parish/Town Council

Public Response

None

Relevant Planning Policy

Pendle Local Plan Part 1: Core Strategy Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy ENV1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum. Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings. Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development. National Planning Policy Framework The Framework states that the purpose of

the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Officer Comments

The application has altered form substantial additions to create a first floor to the addition of two dormant windows and a flush fitting roof light.

The dormers would face the front of the site. They would not overlook anyone.

The only material issue of weight to consider is whether the dormers would look acceptable from a design perspective.

The locality has no other dormers visible from the site. They would introduce a feature not present except for one dwelling 5 doors away. However the area is characterised by every property being of a different design. There is no uniformity and no one style of dwelling exists.

The dormers would sit on the front of the dwelling. They would be pitched roofed and would be off a scale and proportions in keeping with the rest of the dwelling.

When viewed in the street scene they would be on other feature in what is an area which has many different design styles. As they are of adequate design in themselves they would be acceptable in an area characterised by many different design styles.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed housing development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning conditions. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 01A, 02, 03, 04A, 05A

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The material to be used externally shall be as stated on the approved plan 05A.

Reason: These material match with those on the exiting dwelling and are acceptable for the design of the dwelling.

Application Ref: 22/0201/HHO

Proposal: Full: Erection of roof lift to alter dormer bungalow to two storey house.

At 110 Castle Road Colne Lancashire

On behalf of: Mr M. Birtwistle

REPORT TO COLNE AND DISTRICT COMMITTEE ON 03RD NOVEMBER 2022

Application Ref: 22/0276/HHO

Proposal: First-floor extension and internal alterations.

At 144 Langroyd Road Colne Lancashire

On behalf of: Mr A. Cregg

Date Registered: 25.04.2022

Expiry Date: 6/20/2022

Case Officer: NW

Site Description and Proposal

The application site is located on the edge of Colne. It sits adjacent to a triangular section of open space which frames the entrance into Colne. There is a belt of trees in front of the property which acts as a landscaping screen.

Relevant Planning History

No relevant planning history.

Consultee Response

Highways

Parish/Town Council: The principle of this development is fine, however the Town Council object to the flat roof. This represents poor design for a house that resides in an area that is a gateway to the town.

Public Response

None.

Relevant Planning Policy

Pendle Local Plan Part 1: Core Strategy Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy ENV1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum. Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings. Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development. National Planning Policy Framework The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable

development in England means in practice for the planning system. The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Officer Comments

The application so to erect a two storey extension to the side of the dwelling.

The extension would not overlook any other dwelling and would have no impact on any neighbours in terms of overbearing or other loss of amenity. The extensions does not affect the parking arrangements on site and there are no highway impacts arising.

The principle of development is acceptable. The main issue for the application is one of design.

The dwelling occupies a prominent plot on the entrance into town. Whilst there are some examples of flat roofed extensions in the area these are not located in the prominent location the site is and they do not raise the same design considerations as the current application does.

The pitched roof of the dwelling is a design that the houses in the locality have. The proposal is to erect a flat roofed extension at the side. That would be prominent and would be out of character with the current house. It would look incongruent in the street scene.

Negotiations with the applicant have taken place and draft designs have been supplied to show a pitched roof. That would be in keeping with the dwelling and fit well into the townscape of the area.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed housing development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning conditions. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Delegate to the Planning, Economic Development & Regulatory Services Manager

It is recommended that the application be delegated for refusal should the design remain as submitted but for approval should the design be amended to include a pitched roof of acceptable design.

Application Ref: 22/0276/HHO

Proposal: First-floor extension and internal alterations.

At 144 Langroyd Road Colne Lancashire

On behalf of: Mr A. Cregg

REPORT TO COLNE AND DISTRICT COMMITTEE ON 03RD NOVEMBER 2022

Application Ref: 22/0562/FUL

Proposal: Full: Change of use of the unit to bakery (Class E), external alterations and installation of plant.

At: Unit 2, North Valley Retail Park, Colne

On behalf of: Greggs PLC

Date Registered: 05/09/2022

Expiry Date: 31/10/2022

Case Officer: Laura Barnes

Site Description and Proposal

The application site is an existing commercial building, located within an area occupied by other retail outlets. The site itself is not a designated retail / employment area in the Local Plan but has instead sprung up over time and established as a retail area.

This application seeks permission to change the use of the existing unit (which the last know use was a wholesale warehouse for beauty products), to a Greggs bakery.

Relevant Planning History

13/10/0440P: Erection of two industrial units (512 m2 in total) for B1 and B8 use (including trade counters) and use as an auto centre (B2 use) and associated works)
Approved with conditions

13/12/0075P: Change of use of an industrial unit for B1, B8 (including trade counter) and autocentre (B2) to B1, B8 (including trade counter), autocentre (B2) and vehicle inspection centre in association with financial services (sui generis) use
Approved with conditions

22/0630/ADV: Advertisement Consent: Installation of 2no. fascia signs (one illuminated and one non-illuminated) and 1no. illuminated totem signs
Pending Consideration

Consultee Response

LCC Highways

Having considered the information submitted, including the agent's response (6.10.22) to the highway authority's request for further details, together with site observations, the Highway Development Control Section does not have any objections regarding the proposed development at the above location. The following comments should be noted, and condition applied to any formal planning approval granted.

Deliveries

The agent has confirmed that deliveries will take place from the car parking area at the front of the building, and there will be no loading/unloading from the adopted highway.
Deliveries will be arranged to avoid times when there is a high demand for the off-road parking.

Car parking

Prior to the development first opening for trading signage should be provided to indicate that the parking bays in front of the building are for the applicant's customers only. This is to ensure that there is no conflict with customers to the adjacent unit. This can be controlled by condition.

The following, or a similarly worded, condition should be applied to any formal planning approval granted.

Condition

Prior to the approved development first opening for trading signage for the off-road parking area shall be provided in line with a scheme to be approved by the Local Planning Authority.

Reason: To allow for the effective use of the parking areas.

Colne Town Council

The Town Council is happy with the plans, however, would ask that a condition is placed on the applicant to provide sufficient bins to minimise litter in the area and that the bins and area be kept tidy.

Environment Agency

No objection

Public Response

Nearest neighbours notified, without response

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SDP2 (Spatial Development Principles) sets out the roles for the various types of centres across Pendle Colne is a key service centre.

Policy SDP5 (Retail Distribution) sets out the locations in which new retail development would be acceptable, in the form of a hierarchy.

Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy WRK1 (Strengthening the Local Economy) Encourages proposals which would help to strengthen and diversify the local economy.

Policy WRK4 (Retailing and Town Centres) confirms that town and local shopping centres will be the primary focus for retail development in Pendle. The policy seeks to apply the sequential approach to site selection to all retail applications and seeks to protect the vitality of existing town centres.

Replacement Pendle Local Plan

Saved Policy 31 sets out the maximum parking standards for development.

The Design Principles Supplementary Planning Document (SPD) sets out the aspects required for good design.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Principle of Development

The building in this case already exists and the application seeks to change the use of it. There are a number of similar uses within close proximity to the application site. This application would see the re-use of a currently vacant industrial unit, with benefits to the local economy, including jobs.

Although the proposed development is not within the Town Centre and proposes a retail use, it is not contrary to the sequential preferences set out at Policy WRK4. This is because it is within an acceptable walking distance of the Town Centre. Moreover, the planning statement confirms that there would be no intention to close the existing retail unit in the Town Centre. As such, the proposed development site is the most sequentially preferable after a Town Centre location.

Given the character of the surrounding area, the principle of development here is acceptable.

Design

At present, the building has two openings to the front elevation, including a roller shutter door and a pedestrian access door. The proposed development includes altering these openings to include a pedestrian door and a large window with two TV screens displaying advertisements. To the rear elevation there are no additional openings but there is a high level air handling unit. Given that this is to the rear of the unit, it would not have an impact upon the street scene. There are no further external alterations. The proposed drawings include advertisement signage. However, this is the subject of a separate application for advertisement consent.

As such, the proposed development accords with Policy ENV2 of the Local Plan: Part 1 Core Strategy.

Residential Amenity

In terms of neighbouring amenity, the proposed development does not involve any additional openings. As such, it would not have any greater impact upon residential amenity than the existing unit.

In terms of the air handling unit, these are common place on industrial buildings and are designed such that they would not have an unacceptable impact upon neighbouring amenity. Details of the specification of the air handling unit has been provided by the applicant and are acceptable.

Therefore, the proposed development is acceptable in terms of residential amenity in accordance with Policy ENV2 and the Design Principles SPD.

Highways

The proposed development would not result in any highway safety danger. It is acceptable in this regard.

Other Matters

The Town Council have requested that bins are provided to customers of the facility in order that they can dispose of their waste on site and it does not result in littering of the local area. This is something which could be secured by planning condition.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

3. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan
 - Proposed Plans: RPEN/S5977/09 A

Reason: For the avoidance of doubt and in the interests of proper planning.

5. All materials to be used for the proposed development hereby approved shall be as stated on the application form and approved drawings and they shall not be varied without the prior written permission of the Local Planning Authority.

Reason: Those materials are appropriate for the development and site.

6. Prior to occupation of the development hereby approved, an outside bin to collect customer's rubbish shall be installed to the front elevation and shall remain in place for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that facilities are available for customers to dispose of waste packaging and prevent litter from accumulating on the street in the surrounding area.

7. Prior to the approved development first opening for trading signage for the off-road parking area shall be provided in line with a scheme to be approved by the Local Planning Authority.

Reason: To allow for the effective use of the parking areas.

Application Ref: 22/0562/FUL

Proposal: Full: Change of use of the unit to bakery (Class E), external alterations and installation of plant.

At: Unit 2, North Valley Retail Park, Colne

On behalf of: Greggs PLC

REPORT TO COLNE AND DISTRICT COMMITTEE ON 03RD NOVEMBER 2022

Application Ref: 22/0566/VAR

Proposal: Full: Variation of Condition: Vary Condition 6 (Window Frames) of Planning Permission 21/0541/FUL.

At: Lower Broach Farmhouse, Skipton New Road, Foulridge

On behalf of: Mr Shaun Haycock

Date Registered: 18/08/2022

Expiry Date: 13/10/2022

Case Officer: Laura Barnes

Site Description and Proposal

The application site is a former outbuilding belonging to Lower Broach Farmhouse. It has permission to convert it from an out building to a residential dwelling. It is located within the Green Belt and Open Countryside. The site is part of a field surrounded by open countryside to three sides.

The applicant seeks a variation to the planning permission. The condition (Condition 6) states the windows and doors should be timber. The applicant would prefer the material changed to aluminium and are applying to vary the condition on this basis.

Relevant Planning History

18/0750/FUL: Full: Conversion of outbuilding to dwellinghouse and change of use of agricultural land to domestic use.
Approved with conditions

20/0491/HHO: Full: Erection of a single storey extension to front.
Refused

21/0541/FUL: Full: Conversion of outbuilding into dwelling house with single storey extension to south east elevation and use of agricultural land for domestic use.
Approved with conditions

22/0007/HHO: Full: Erection of a single storey extension to front (Re-Submission).
Approved with conditions

22/0373/CND: Approval of Details Reserved by Condition: Discharge Conditions 4 (Materials) and 6 (Windows and Doors) of Planning Permission 21/0541/FUL.
Conditions Discharge Split Decision
Condition 4: Discharged
Condition 6: Refused

Consultee Response

LCC Highways

No objection

Public Response

Nearest neighbours have been notified by letter, without response.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy ENV1 (Protecting and enhancing our Natural and Historic Environments) seeks to ensure that the natural and historic assets of the borough are protected, conserved and enhanced over the plan period.

Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Development in the Countryside SPG

The Development in the Countryside SPG provides area based guidance for development proposals in the open countryside.

Design

The proposed variation in terms of the design of the windows is to alter the frames from timber to aluminium. The design which has been put forward is a slim line aluminium which would be acceptable as a substitute for timber.

Turning now to the pedestrian door. Although the door which has been put forward is a composite door with a wood grain effect, it has a similar appearance to a painted timber door. It is to be an anthracite grey colour and is not positioned on a prominent face of the building. Further, given the context of the site, within a former farm yard where various buildings have been converted to residential over time, the proposed door is acceptable.

Therefore, in terms of design, this condition can be varied from timber to the materials which have been proposed in this case.

Residential Amenity

The proposed changes would not result in any different impact upon the neighbouring amenity than what has previously been approved under planning permission 21/0541/FUL.

Highways

The proposed access is not altering as part of the variation of planning permission. As such there is no unacceptable highway impact as a result.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from 05/11/2021.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan, Site Plan & Existing Plans - 08/2021 1 001
- Proposed Plans 02/2022 1 002 Rev F, received on 28/09/2022

Reason: For the avoidance of doubt and in the interests of proper planning.

3. At no time shall any openings be formed within the north east and south east elevations nor shall any additional openings, other than hereby approved, in the south west and north west elevations the without the prior written permission of the Local Planning Authority.

Reason: In order to ensure that no overlooking or loss of privacy occurs to the adjacent Lower Broach Farm and to retain the integrity of the building.

4. The material samples approved in application reference 22/0373/CND shall be implemented and shall not be varied, unless agreed in writing by the Local Planning Authority.

Reason: These materials have been assessed as being appropriate to the location of the application site.

5. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C & D of Part 1 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

D) no porches

E) no curtilage buildings

Reason: To enable the Local Planning Authority to control any future development on the site and safeguard the openness of the Greenbelt and impacts on neighbouring properties.

6. The proposed development shall not be brought into use unless and until at least two car parking spaces and turning areas have been provided and marked out within the site. The parking spaces and turning area shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In order to provide sufficient off street parking for the development in the interests of highway safety.

Application Ref: 22/0566/VAR

Proposal: Full: Variation of Condition: Vary Condition 6 (Window Frames) of Planning Permission 21/0541/FUL.

At: Lower Broach Farmhouse, Skipton New Road, Foulridge

On behalf of: Mr Shaun Haycock

REPORT TO COLNE AND DISTRICT COMMITTEE ON 03RD NOVEMBER 2022

Application Ref: 22/0630/ADV

Proposal: Advertisement Consent: Installation of 2no. fascia signs (one illuminated and one non-illuminated) and 1no. illuminated totem sign 2

At Unit2 North Valley Retail Park North Valley Road

On behalf of: Greggs PLC

Date Registered: 30/9/2022

Expiry Date: 25/11/2022

Case Officer: NW

Site Description and Proposal

The application site is a vacant unit on the North Valley commercial estate. It sits next to a car garage opposite to two fast food outlets. There are houses set back elevated above the site circa 50m away.

The proposal is to display 2 illuminated adverts and to erect a free standing one on the other side of the car garage.

Relevant Planning History

No relevant planning history.

Consultee Response

Highways: No objections

Parish/Town Council

Public Response

None

Relevant Planning Policy

Pendle Local Plan Part 1: Core Strategy Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy ENV1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum. Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings. Saved Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development. National Planning Policy Framework The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that

there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Officer Comments

The vacant unit currently has two large advertisements on it which would be removed and replaced by the two proposed. These adverts would be smaller and less prominent than the ones in situ. The site sits in a commercial area and is surrounded by other illuminated advertisements. The adverts on both elevations would be approximate for a building of their nature on the industrial estate.

The residential properties are far enough away and at a much higher height than the state and would not be affected by them.

The free standing totem is away from the building. It too however sits in a commercial area that has a significant amount of commercial apparatus surrounding. It would not look out of place in the setting it is proposed to be in. It would not have any impact an any residential property.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed housing development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework, subject to compliance with planning conditions. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

- 1.The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2.The development hereby permitted shall be carried out in accordance with the following approved plans: RPEN/S5977/01, RPEN/S5977/09

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the land entitled to grant permission.

Reason: Condition imposed by the Regulations

- 4 No advertisement shall be sited or displayed so as to:
 - a) Endanger persons using the 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: Condition imposed by the Regulations

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

Reason: Condition imposed by the Regulations

- 6 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: Condition imposed by the Regulations

- 7 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: Condition imposed by the Regulations

- 8 The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3 Part II of the Town and Country Planning Act (Control of Advertisements) Regulations 1992.

Reason: To avoid glare, dazzle or distraction to passing motorists.

Application Ref: 22/0630/ADV

Proposal: Advertisement Consent: Installation of 2no. fascia signs (one illuminated and one non-illuminated) and 1no. illuminated totem sign 2

At Unit2 North Valley Retail Park North Valley Road

On behalf of: Greggs PLC

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 20th October 2022