

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	25/07/2018
Planning Development Manager authorisation:	AN	30/7/18
Admin checks / despatch completed	pw	31/7/18

Application: 18/00861/ADV **Town / Parish:** Ardleigh Parish Council

Applicant: Mr Antony Wilson

Address: St Marys Church The Street Ardleigh

Development: Replacement noticeboard to church using existing posts.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

02/00321/FUL	Change of use from now redundant church hall and rooms into two flats, one ground floor and one first floor, each with independent access	Approved	16.04.2002
02/00423/LBC	Conversion of detached two storey building into two flats, one ground and one first floor, each with independant ground floor access. Provision of on-site car parking. Any external alterations to be sympathetic to existing.	Approved	17.04.2002
02/01083/TCA	Works to 2 Deodar, various Hollies, 13 Yews, 1 Bay tree, 1 Horse Chestnut and fell one Sycamore and Ash.	Approved	02.07.2002
10/00174/TCA	1 No. Horse Chestnut - reduce crown by 5m (approx. 35%).	Approved	12.03.2010
10/00494/TCA	G11 - 11 No. Irish Yew - reduce height by approx 70 cm and reduce or remove damaged branches. T65 - 1 No. Irish Yew reduce height by approx 2 m and reduce or remove damaged branches	Approved	07.05.2010
10/01344/TCA	T69 - Horse chestnut - reduce crown by approx 4 - 5 metres (25%) to suitable points	Approved	13.12.2010

11/00231/TCA	1 Horse Chestnut - trunk rotten - fell	Approved	29.03.2011
11/00560/TCA	T68 - Horse Chestnut - reduce extended lateral limbs by 15% and balance crown. Remove the lower branches to 3.5m above ground level.	Approved	14.06.2011
12/00714/TCA	T1 - Horse Chestnut - fell. T2 - Horse Chestnut - fell	Approved	24.07.2012
13/00972/TCA	T68 - Horse chestnut - crown reduce by 15%. T69 - Horse chestnut - reduce crown by approx 4-5 metres (25%) to suitable points. T70 - Elm - remove deadwood. T71 - Deodar cedar - remove deadwood. T74 - Deodar cedar - remove deadwood, remove hung up branches, prune to clear path. T75 - Horse chestnut - carry out further 40% crown reduction or fell. T77 - Horse chestnut - reduce epi-cormic re-growth by 40%. T78 - Horse chestnut - reduce crown by 25%.	Approved	26.09.2013
15/01485/TCA	T66 - Red Horse Chestnut - reduce height by 3m (30%). T69 - Horse Chestnut - fell.	Approved	27.10.2015
18/00861/ADV	Replacement noticeboard to church using existing posts.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018
National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

EN18a Advertisement Control in Conservation Areas

EN18b Advertisement Control

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

PPL8 Conservation Areas

5. Officer Appraisal

Site Description

The application site, St Marys Church, is situated in the village centre of Ardleigh, within the Ardleigh Conservation Area. The application site comprises of the listed building of St Marys Church and its churchyard. The church itself being mainly hidden from view by mature trees. A red brick wall and lych gate enclose the churchyard facing The Street and Colchester Road.

Description of Proposal

The application seeks advertisement consent for a replacement church noticeboard to be sited on the existing posts in the churchyard. The noticeboard will measure a maximum of 1.8 metres in height, 1.2 metres in width and will be aluminium powder coated in burgundy with white lettering. The noticeboard will be placed on the existing posts at 1 metre above ground level, making the total height of the noticeboard 2.8 metres. The maximum height of the letters or symbols on the noticeboard will be 20cms.

Appraisal

Paragraph 132 of the National Planning Policy Framework 2018 states that 'The quality and character of places can suffer when advertisements are poorly sited and designed' and 'Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts'.

Amenity and Conservation Area

The proposed replacement sign/noticeboard is larger than the wooden sign it will replace and will occupy a prominent position behind the church wall. These type and styles of sign/noticeboard are now commonplace at entrances to churches giving details of the service. The colour of burgundy, although very different from the natural wood finish of the old noticeboard will be viewed above the red brick wall, with tones of red evident on the surrounding rooftops and lych gate roof. The sign is set back from the main road and will therefore be viewed from a distance. The sign/noticeboard is not considered to cause any significant harm to the conservation area and will not detract from the village feel and historic form that is apparent in the area of The Street and Colchester Road.

Public Safety

The replacement sign/noticeboard will not be illuminated, it will be sited within the churchyard and not on highways land. The churchyard is set back a considerable distance from the village crossroads junction and although the sign/noticeboard will be visible it will not obscure any highway signs or markings and will not therefore distract road users.

Other Considerations

No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposal the application is recommended for approval.

6. Recommendation

Approval - Advertisement Consent

7. Conditions

- 1 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -
 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.
 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 or for measuring the speed of any vehicle.
 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.

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.

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.

Additionally all advertisement consents are for a fixed term of 5 years unless this period is varied on the formal decision notice.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Photo and sign details as shown on 'St Mary's Ardleigh Existing and proposed noticeboard'.

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

8. Informatives

n/a

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO