
Site Address:	Ferryboat Inn, Ferry Road, Hayling Island, PO11 0DG		
Proposal:	4No externally illuminated fascia sign and 1No externally illuminated projecting sign.		
Application No:	APP/20/00052	Expiry Date:	17/03/2020
Applicant:	Mr Weller		
	Pizza Express		
Agent:	Miss Long	Case Officer:	Joseph Toole
	Technical Signs		
Ward:	Hayling West		

Recommendation: **GRANT ADVERTISEMENT CONSENT**

1 Site Description

The Ferry Boat Inn is a Public House and lies to the extreme western tip of Hayling Island. It is a two storey and single storey public house comprising of white render and grey roof tiles. Access to the public house is via the tarmac access road between the car park adjacent to the Ferry Boat Inn and the golf course. The application site is in close proximity to the Langstone Harbour Site of Special Scientific Interest (SSSI). This SSSI is part of the Chichester & Langstone Harbours Special Protection Area (SPA)/ Ramsar/Solent Maritime Special Area of Conservation (SAC).

2 Planning History

01/53235/006 - Alterations to existing public conveniences including new pitched roof and repositioning of entrances and windows., PERM,18/09/2001

95/53235/005 - Extension to dining area; erection of childrens play barn. Demolition of garage

., REF,14/07/1995

94/53235/004 - 1 externally illuminated hanging sign and 2 gable sign boards, 1 internally illu

minated menu board, 6 non illuminated fixed adverts and A board (11 in total), PERM,30/03/1994

93/53235/002 - Single storey side/rear extensions and addition of timber decked area to rear wi

th canopy over., PERM,06/01/1994

08/53235/007 - Provide new timber constructed external drinking area, with polycarbonate roof.

, PERM,02/05/2008

APP/11/01792 - Display of 1No. freestanding information board., PERM,13/01/2012

APP/13/00615 - Erection of new pitched roof enclosed entrance lobby with ramped access and new timber pergola to accommodate smoking area., PERM,04/09/2013

3 Proposal

4No externally illuminated fascia sign and 1No externally illuminated projecting sign.

4 Policy Considerations

National Planning Policy Framework

The Town and Country Planning (Control of Advertisements) Regulations 2007

Havant Borough Local Plan (Core Strategy) March 2011

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

No Comment.

Hampshire Highways

Highways Development Planning raises no objections to this proposal subject to the following condition:

1) The illumination of the consented sign(s) shall be no greater than 300 candela per square metres and no light source shall be visible from the highway.

Reason: In the interests of highway safety/amenity.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals as detailed, but Committee members would like to comment that the location of these illuminated signs at the entrance to Langstone Harbour has the potential to cause confusion to harbour users navigating vessels in the vicinity. Care must be taken to avoid any form of lighting which might be confused with navigational aids.

Officer's Comment

Due to the static illumination level of 300cd/m² it is not considered to be harmful.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a

result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Visual amenity
- (ii) Highway safety

(i) Visual amenity

7.2 The proposed development would involve the incorporation of four externally illuminated fascia signs and one externally illuminated projecting sign. It is not considered to have an adverse impact on the visual amenity of the area as it mostly replaces already existing illuminated signage.

7.3 It is considered the proposal will not have an adverse effect on the visual amenity of the immediate locality. It is deemed the proposal covers the requirements of policy DM21 of the HBLP (Allocations).

(ii) Highway safety

7.4 The proposed signs would not impact highway safety. The Highway Authority were consulted in respect of this application and raised no objection to the proposal subject to a condition. This condition has been recommended. The proposal would therefore comply with Policy DM21 of the Havant Local Plan (Allocations).

8. Conclusion

8.1 The proposed signs are considered to be acceptable and the application is therefore recommended for advertisement consent.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT ADVERTISEMENT CONSENT** for application APP/20/00052

following approved plans:

Location Plan

Block Plan - 596273-6

Proposed Western, Eastern and Southern Elevations - 596273-4

Proposed Northern Elevations - 596273-5

Reason: - To ensure provision of a satisfactory development.

- 2 The illumination of the consented sign(s) shall be no greater than 300 candela per square metres and no light source shall be visible from the highway.

Reason: In the interests of the amenities of the area / highway safety and having due regard to policy DM21 of the Havant Borough Publication Local Plan (Allocations).

- 3 No part of the fascia signs shall be illuminated other than as hereby permitted.

Reason: In the interests of the amenities of the area and having due regard to policy DM21 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.