
Site Address:	Front Boundary, Warblington School, Southleigh Road, Havant, PO9 2RR		
Proposal:	Display of non-illuminated community noticeboard cabinet.		
Application No:	APP/17/01143	Expiry Date:	15/08/2018
Applicant:	Mr Crabtree Warblington & Denvilles Residents' Association		
Agent:		Case Officer:	Rachel Ballam
Ward:	St Faiths		

Recommendation: **GRANT ADVERTISEMENT CONSENT**

1 Site Description

- 1.1 The application site is a small parcel of land to the west of Southleigh Road, to the immediate south of the railway line, and bordered by a public foot path to the south which separates the site from that of Warblington School. The land is believed to be within the ownership of Warblington School. Development within the area is predominantly comprised of residential properties.

2 Planning History

98/53510/003 - Construction of a single storey drama space to replace a temporary building, RNO,16/03/1998

94/53510/002 - 3 Classroom extension, PERM,16/05/1994

93/53510/001 - Extension to provide an additional classroom, PERM,07/05/1993

03/53510/004 - Consultation by Hampshire County Council to erect 2.4 metre high weld mesh fencing., RNO,11/09/2003

07/53510/005 - Consultation by HCC for erection of a 53.0m long by 2.4m wide covered walkway to the rear of the main school building., PERM,17/07/2007

10/53510/006 - Hampshire County Council Consultation to construct two synthetic turf pitches (101.5 x 63m) with fourteen 15m high floodlighting columns, 3m and 4.5m high green weldmesh ball stop fencing, 1.2m high spectator viewing areas and associated drainage., PERM,31/03/2010

APP/10/00325 - Hampshire County Council Consultation for re-build of main school buildings; refurbishment of existing technology block; extension of nursery; all with associated external works and car parking. Demolition of existing redundant school buildings., WD,06/07/2010

APP/11/00134 - 3m wide cycle/pedestrian path from Southleigh Road to Hayling Billy Trail, through school grounds/playing field and over a section of Network Rail land, car park extension and fencing to the cycle/pedestrian path., PERM,10/06/2011

APP/13/00733 - Hampshire County Council consultation for sports development including sports hall, MUGA and relocation of pre-school., PERM,29/08/2013

APP/14/00230 - Non-material amendment to Planning Permission APP/11/00134 relating to moving the cycleway south by 1m, and moving the lighting a further metre from the railway lines and the residential properties. , PERM,02/04/2014

APP/16/00710 - Hampshire County Council Application for recladding and reroofing of main school buildings with the addition of a new school's kitchen with minor demolitions of old kitchen., RNO,11/08/2016

3 Proposal

- 3.1 The application proposes 1no. non-illuminated community notice board cabinet to be positioned in the south-east corner of the site facing south and slightly east where it would be visible from the flanking road and public footpath.
- 3.2 The base of the proposed notice board cabinet would be 1m above ground level, with the cabinet itself measuring 0.9m in height (to achieve a maximum height of 1.9m above ground level) by 1.2m in width. The cabinet would have a depth of 50mm and would be constructed from stainless steel in a Countryside Green colour. The maximum height of any lettering to the notice board would be 90mm.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment on this application.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

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

- (i) Visual amenity
- (ii) Highway safety
- (iii) Effect upon residential amenity

(i) Visual amenity

7.2 As originally proposed the cabinet was considered to represent an overbearing form of development that, owing to its scale, would have appeared imposing within the street scene and would have been contrary to design guidance. However, upon negotiations with the agent the height of the proposed structure was reduced by 0.5m. The resulting scheme is considered to be acceptable in its height and overall scale within the context of its siting and as appropriate for its proposed use as a community notice board. The structure would not appear overlarge and would be constructed from materials and in a colour appropriate to its setting. The notice board would not be considered to impact negatively upon the appearance or character of the application site or the wider street scene.

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

(ii) Highway safety

7.4 The non-illuminated display cabinet would be situated on an area of grassland, set slightly back from the public highway to the north of a public footpath. The Highway Authority were consulted regarding this application and raised no objection to the proposal.

(iii) Effect on residential amenity

7.5 The proposed structure would be well separated from neighbouring residential properties and would not be subject to any illumination. Owing to its scale, position and overall design it is therefore considered that the proposal would have a limited and acceptable impact on residential amenity in accordance with the requirements of policy DM21 of the HBLP (Allocations).

8. Conclusion

8.1 The proposed signs/sign are/is 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/17/01143

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of 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:

SITE LOCATION PLAN
PLANNING STATEMENT - WARBLINGTON NOTICEBOARD
PROPOSED COMMUNITY NOTICE BOARD: Proposed Location, Street View Image, Example Display Cabinet
REVISED SIZE AND SPECIFICATION

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 (a) 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.

(b) No advertisement shall be sited or displayed so as to:

- (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(c) 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.

(d) 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.

(e) 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 the provision of the Town & Country Planning (Control of Advertisements) Regulations 2007.