
Site Address:	Building 6000, Langstone Technology Park, 2B Langstone Road, Havant		
Proposal:	Display of 6No. 6m high flag poles and 6 flags.		
Application No:	APP/14/01227	Expiry Date:	14/01/2015
Applicant:	Mr Medlow	Team:	Team 1
	Fasset International		
Agent:	Mr Head	Case Officer:	Sally Smith
	Head Roberts & Associates		
Ward:	St Faiths		

Recommendation: **GRANT ADVERTISEMENT CONSENT**

1 Site Description

The site is on the south side of the LTP building and is adjacent to its own car park. The nearest houses to the east are separated by a stream and planting as well as the internal access road of the site.

2 Planning History

There is a lot of history for this site but nothing that has specific relevance to this proposal apart from;

APP/13/00690 - 1 illuminated fascia, 1 illuminated logo, 1 non-illuminated fascia, 2 entrance monoliths. Permitted.

APP/14/01226 - Alterations to entrance including a revolving door, pass door, alterations to pedestrian approach to include replacing steps with ramps, dwarf retaining wall and replacement paving and soft landscaping. Current.

3 Proposal

The proposal is for 6 flag poles set in a curve outside the main entrance which Fasset is seeking to upgrade under the associated application APP/14/01226. The flags proposed are 1.370m x .680m and are to show:

1 no. Union Jack

1 no. European Union flags

2 Langstone Technology Park flags with lettering in white on a blue background

2 logo flags as per the others displayed on the building.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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

None

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: 13

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan and the Advertisement Regulations it is considered that the main issues arising from this application are the impact on public safety and amenity:

- (i) Impact on public safety
- (ii) Impact upon amenity

(i) Impact on public safety

The proposed flag poles are located in front of the main entrance and will help define the point of entrance. It does not have an impact on the circulation system of the car park and there is not impact on the public highway. The Development Engineer was not consulted as the proposal does not relate to the public highway. The content of the flags should not cause any safety issues.

(ii) Impact upon amenity

The proposed flag poles are within the Fasset complex and do not have an impact on the public realm. Once flags are displayed they may in fact enhance the entrance area of this large building and help define the entrance for users and visitors.

8 Conclusion

The flag poles and flags are considered acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT ADVERTISEMENT CONSENT** for application APP/14/01227 subject to the following conditions

- 1 Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
Reason: As required by the provision of the Town & Country Planning (Control of Advertisements) Regulations 2007.
- 2 Any structure, or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
Reason: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 2007.
- 3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
Reason: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 2007.
- 4 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: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 2007.
- 5 No advertisements shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
Reason: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 2007.