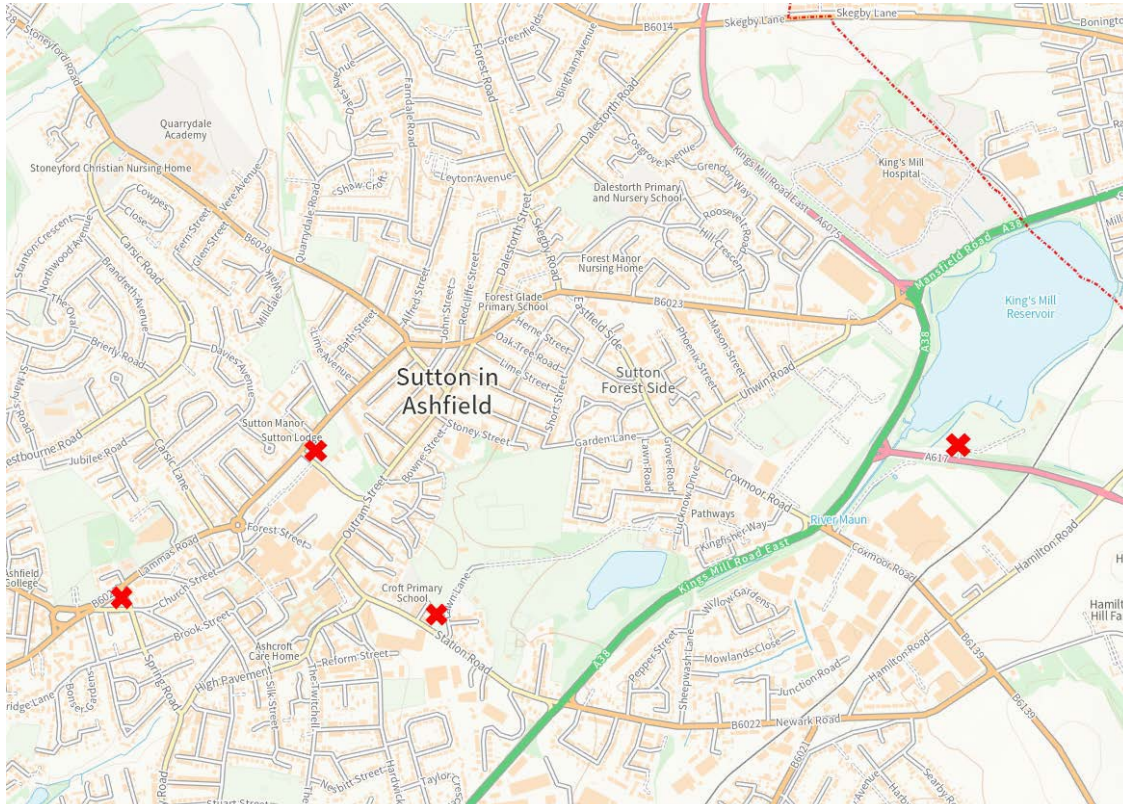


V/2023/0304



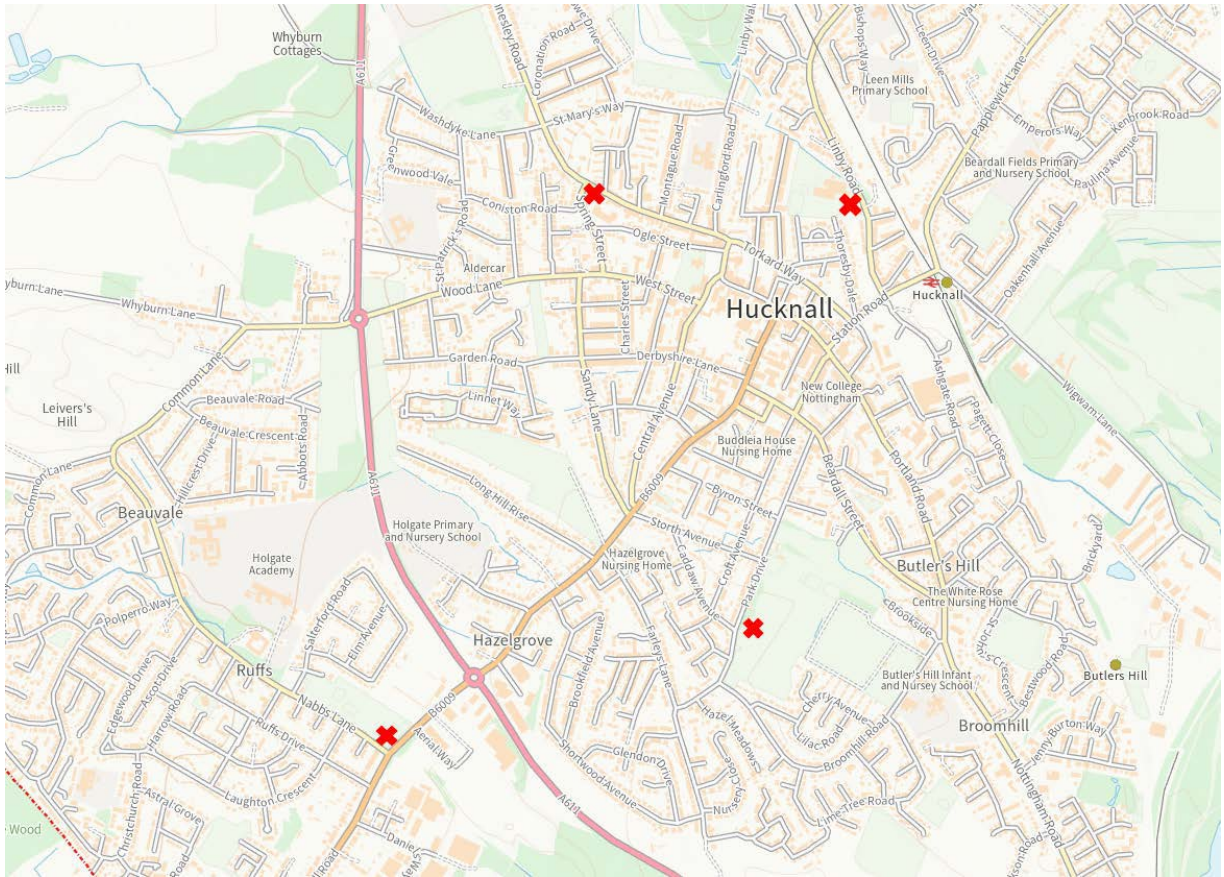
Location of advertisement boards in Sutton in Ashfield –

1. Hack Lane/Church Street
2. Priestsic Road
3. Lawn Lane
4. Mill Waters



Location of advertisement boards in Kirkby in Ashfield –

1. Council Offices
2. Low Moor Road
3. Kingsway Park



Location of advertisement boards in Hucknall –

1. Nabbs Lane
2. Spring Street
3. Titchfield Park
4. Hucknall Leisure Centre

COMMITTEE DATE 01/11/2023 **WARD** Various Wards

APP REF V/2023/0304

APPLICANT T Middleton Ashfield District Council

PROPOSAL Application for Consent to Display an Advertisement - 11 x Community Notice Boards located at:
1. Priestsic Road junction Asda Link Road Sutton
2. Hack Lane junction Church Street Sutton
3. Lawn Lane Sutton Lawns
4. Mill Waters Sutton
5. Sherwood Street junction Lowmoor Rd Kirkby
6. Council Offices Urban Rd Kirkby
7. Kingsway Park Kirkby
8. Spring Street Hucknall
9. Nabbs Lane Hucknall
10. Titchfield Park Hucknall
11. Hucknall Leisure Centre

LOCATION Ashfield District Council, Urban Road, Kirkby in Ashfield, Notts

WEB-LINK See Appendix 1

BACKGROUND PAPERS A, B, C

App Registered 10/08/2023

Expiry Date 04/10/2023

Consideration has been given to the Equalities Act 2010 in processing this application.

This application has been referred to Planning Committee as Ashfield District Council is the applicant.

The Application

This application seeks consent to erect 11 community notice boards at various locations around the district, as detailed within the proposal above. The Notice boards will consist of a board supported on two posts to allow banners to be attached to advertise various events and activities taking place around the district.

The notice boards will be approximately 0.84m in height by 2m in width with a header stating, "Community Information". The height to the base of the advertisement will be approximately 1.2m. The boards will have a green background with white text and will not have any illumination.

Consultations

Site Notices have been posted at each site together with a press notice and individual notification of surrounding residents.

Residents

1 Comment has been received from a resident neither objecting nor supporting raising the following:

- Question the use and value to the community based on the existing vandalised community notice board on Beauvale Road
- Existing vandalised board has been reported to Council
- Existing notice board unused for 6 years, gives out of date information
- Question cost to ratepayers in installing more

Policy

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

Ashfield Local Plan Review (ALPR) (2002)

ST2 – Main Urban Area

EV10 – Conservation Area

RC3 – Formal Open Space

EV2 – Countryside

EV4 – Mature Landscape Area

National Planning Policy Framework (NPPF) (2023)

Part 12 – Achieving well designed Places

Part 16 – Conserving and enhancing the historic environment

Relevant Planning History

There has been a number of unauthorised banner signs erected around the district in the last few years and this application is seeking to resolve this issue.

Comment :

Main Considerations

In respect of applications for advertisement consent only two issues can be considered in the determination of the application. These issues are amenity and public safety. The main issues to consider in the determination of this application are considered to be:

- Visual Amenity

- Residential Amenity
- Highway Safety

Visual Amenity

The 11 locations proposed for the erection of notice boards are in prominent places around the district to be able to serve their purpose of advertising information to the community. The proposed notice board is simplistic in design and is considered to be of an appropriate size and design for the locations proposed.

The location chosen on Hack Lane; Sutton in Ashfield is within the Sutton in Ashfield Church & Market Place Conservation Area. Whilst the sign will be located on a prominent corner it will be located within the existing community garden area so will have a backdrop of greenery and trees. It is considered unlikely that the proposal would have a significant impact on the character of the conservation area due to its design and the nature of the proposal.

Overall, it is considered unlikely that erecting notice boards at the 11 chosen locations would result in a detrimental impact on the visual amenity of the area or character of the street scene.

Residential Amenity

Comments have been received from a resident but they mainly raise points in relation to existing notice boards and their upkeep which are not part of this application. They also raise points in relation to cost which is not a material planning consideration.

The notice boards are not proposed to be illuminated and 10 of the sites chosen for the erection of the notice boards are not in close proximity to residential properties therefore no concerns are raised in relation to an impact on residential amenity for 10 of the locations.

The siting of a notice board at Spring Street, Hucknall will be closer to residential properties than the other notice boards however it will still be sited away from the ground floor window in the side elevation of the property therefore no significant concerns are raised in relation to an impact on the amenity of residents in the vicinity of the Spring Street site.

Highway Safety

Whilst the chosen locations are near the highway for visibility to residents they are also considered to be set back enough to ensure that they will not obstruct traffic or pedestrians. In addition to this the notice boards are not proposed to be illuminated therefore no concerns are raised in relation to the proposals.

Conclusion :

Overall, it is considered that the proposed community notice board and the 11 locations proposed for the siting of them are acceptable and are unlikely to result in a detrimental impact on visual amenity, residential amenity or highway safety. Therefore it is recommended that this application is granted advertisement consent subject to the following conditions.

Recommendation: - Grant Advertisement Consent - Conditionally

CONDITIONS

1.
 - i The consent hereby given shall expire five years from the date of this notice.
 - ii 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.
 - iii 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 road 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.
 - iv Any advertisement displayed, and any site used for the display of the advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - v 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.
 - vi Where any advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
2. This permission shall be read in accordance with the following plans:
 - List of the proposed sites, received 09/08/2023
 - Site Location Plan for each of the 11 sites detailed in the application description, all received 30/05/2023
 - Advertisement Drawings received 30/05/2023

The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

REASONS

1. In accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

INFORMATIVE

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).

Appendix 1 – Web Links

1. Priestsic Road junction Asda Link Road Sutton
<https://www.google.com/maps/@53.1278845,-1.2611469,18.38z?entry=ttu>
2. Hack Lane junction Church Street Sutton
<https://www.google.com/maps/@53.1240774,-1.2697101,19.25z?entry=ttu>
3. Lawn Lane Sutton Lawns
<https://www.google.com/maps/@53.12324,-1.2547507,18.75z?entry=ttu>
4. Mill Waters Sutton
<https://www.google.com/maps/@53.1279866,-1.2320481,19.67z?entry=ttu>
5. Sherwood Street junction Lowmoor Rd Kirkby
<https://www.google.com/maps/@53.1012043,-1.2451276,18.92z?entry=ttu>
6. Council Offices Urban Rd Kirkby
<https://www.google.com/maps/@53.0999024,-1.2492588,19.17z?entry=ttu>
7. Kingsway Park Kirkby
<https://www.google.com/maps/@53.0963598,-1.2468851,19.21z?entry=ttu>
8. Spring Street Hucknall
<https://www.google.com/maps/@53.0408016,-1.2101524,19.29z?entry=ttu>
9. Nabbs Lane Hucknall
<https://www.google.com/maps/@53.0270327,-1.2183921,18.54z?entry=ttu>
10. Titchfield Park Hucknall
<https://www.google.com/maps/@53.0301627,-1.2036186,19.71z?entry=ttu>
11. Hucknall Leisure Centre
<https://www.google.com/maps/@53.0408034,-1.1993212,18.79z?entry=ttu>