

Ward Ottery St Mary

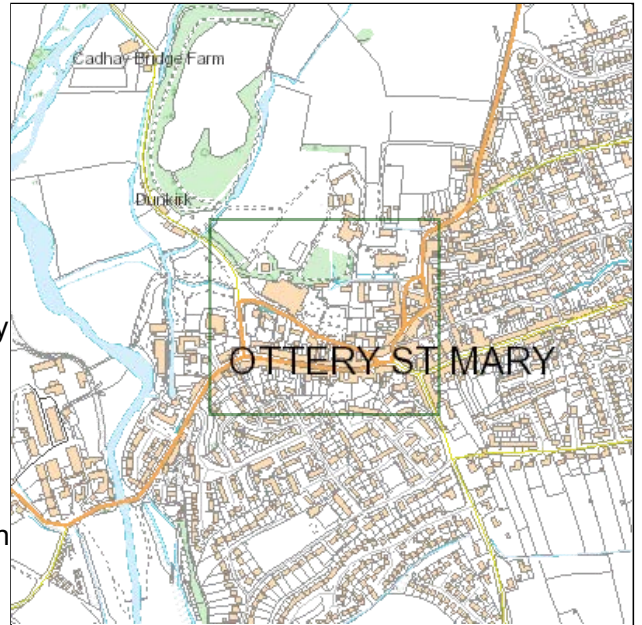
Reference 22/0616/ADV and 22/0587/FUL

Applicant Sainsbury's Ltd

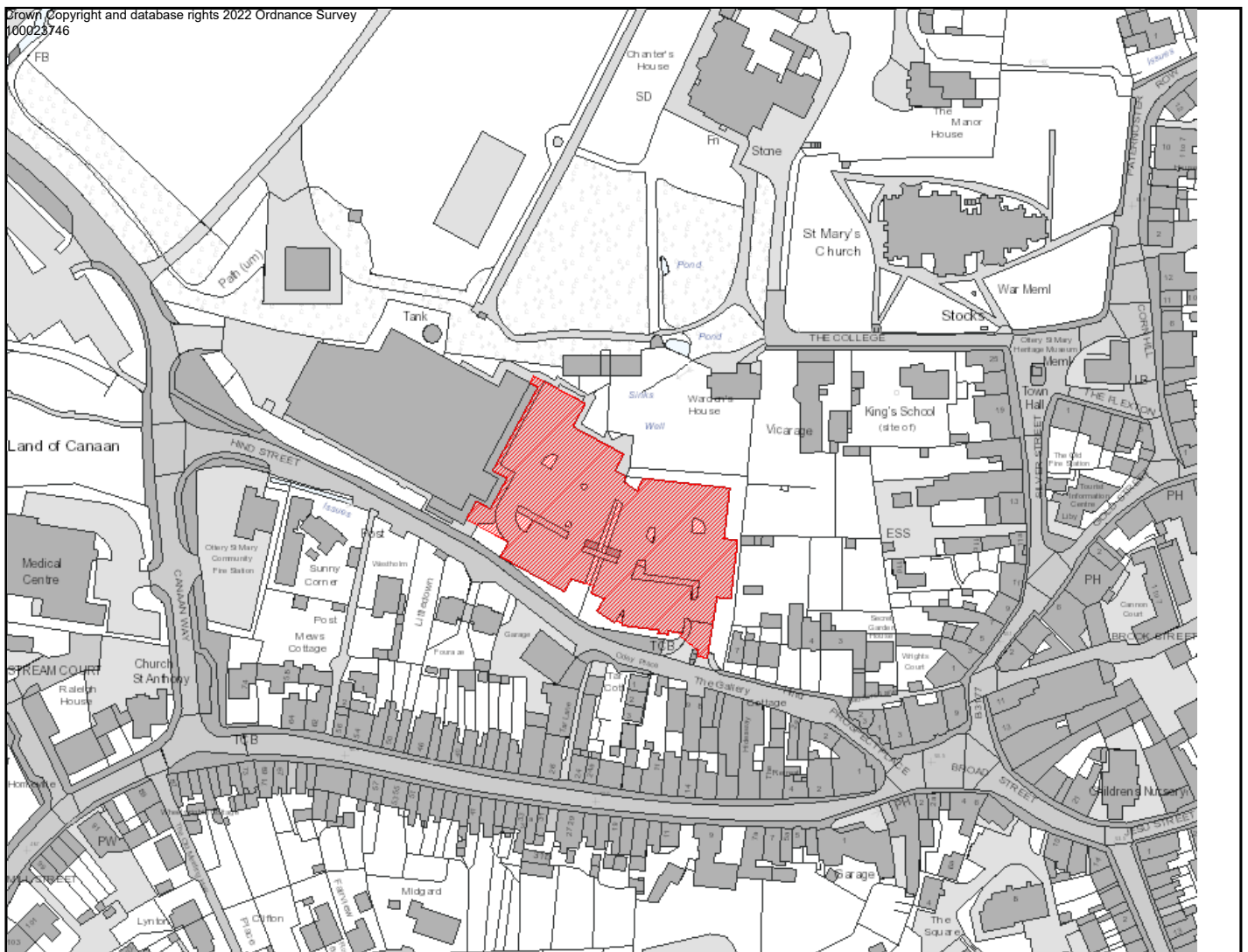
Location Sainsburys Supermarkets Ltd Hind Street Ottery St Mary EX11 1BW

Proposal 22/0616/ADV - Installation of various non illuminated signage.

22/0587/FUL - Erection of a camera column with mounted cameras in the car park.



RECOMMENDATION: 22/0616/ADV: Approval with conditions
22/0587/FUL: Approval with conditions



		Committee Date: 26th July 2022
Ottery St Mary (Ottery St Mary)	22/0616/ADV & 22/0587/FUL	Target Date: 22.06.2022
Applicant:	Sainsbury's Ltd	
Location:	Sainsbury's Supermarkets Ltd Hind Street	
Proposal:	22/0616/ADV: Installation of various non illuminated signage. 22/0587/FUL: Erection of a camera column with mounted cameras in the car park.	

**RECOMMENDATION: 22/0616/ADV: Approval with conditions
22/0587/FUL: Approval with conditions**

EXECUTIVE SUMMARY

These two applications are brought to Committee as East Devon District Council are owner of part of the land and objections have been received from Ward Members, The Town Council and third parties. The applications are covered by a single report given that they are interrelated and on the same site by the same applicant.

With regard to application 22/0616/ADV, with the exception of the Town Council, objections are based on the proposed operation of the car park as conveyed on the signs as opposed to the material planning considerations of amenity and public safety.

This application seeks Advertisement Consent to replace the existing signage with new signs solely within the car park accessed off Hind Street serving the town centre which is within the Conservation Area.

No objections have been received from the Conservation Officer in terms of the design and appearance of the signs and the character and appearance of the Conservation Area. No comments have been received from County Highways.

The application is recommended for approval subject to the standard 5 conditions as set out at the bottom of this report.

With regard to application 22/0587/FUL, this application seeks planning permission for the construction of a column and an automatic number plate recognition (ANPR) camera system within the car park along Hind Street.

The design of the column is a standard urban feature with a metal grey finish and the height is lower than existing streetlights within the car park. It is set back from the entrance of the car park and would not be overly prominent. As such the column and cameras would have limited impact upon the character of the area and the Conservation Area and are considered to comply with Policies D1 and EN10 of the East Devon Local Plan and Policy NP2 of the Ottery St Mary Neighbourhood Plan.

There are no other material planning considerations in conflict with the proposal, therefore a recommendation of approval is made.

With regard to both applications, objections have been raised from ward members and other parties about the use of the car park. A number of these comments have raised concerns about use of the car park for users of the town and amendments to the length of time in which the public can use the car park in the evenings. These concerns were exacerbated by the initial signs which stated that the car park was for Sainsbury's customers and were in use 24 hours a day. New signs have been provided which no longer state this, however, the wording on the signs is not relevant to the determination of the applications. The use of the car park is subject to the lease agreement between the council and Sainsbury's and in the absence of any planning condition or S.106 Agreement ensuring wider public use of the car park, these issues cannot be taken into consideration during the determination of these applications. In addition, the use of the car park cannot be conditioned retrospectively and it is understood that there is nothing in the leaves agreement between Sainsbury and the Council covering the matter – although this not a planning matter and therefore has not been pursued further by the planning department.

CONSULTATIONS IN RELATION TO APPLICATION 22/0616/ADV

Local Consultations

Parish/Town Council

18.05.22

22/0587 and 22/0616 were discussed together
Town Council Comments;

The Town Council very strongly object to this application based on the following;
When planning was passed for the store it was passed on the basis that anyone would have access to the car park for a period of two hours and not limited to shoppers.

The parking restriction was only in place until 8 pm each day

The change in parking restriction could severely restrict activities of the residents of Ottery.

The appearance of the proposed signs is much more obtrusive than the signs in situ and there are a large number of signs proposed.

Further comments:

The planning application site is in a highly sensitive location in the heart of the Ottery conservation Area, forming a very important setting to the town and especially its magnificent Grade I listed parish church and Grade II star listed Chanters House,. The site also has considerable historic importance. It also is the main entrance to the town centre and is very important in terms of visual impact for visitors.

Ottery St Mary Town council Planning Committee therefore reiterates its strong objection to the planning proposal because of the serious adverse impact which would be caused by the obtrusive nature of the proposed signs and also by the increased paraphernalia and clutter caused by the proposed cameras.

The Planning Committee is also concerned about the wider implications of the planning proposal, and therefore urges Ottery St Mary Town Council to give consideration, as a matter of urgency, of the planning application at its meeting on 6 June.

It was RECOMMENDED that the Council considers the nature of the proposed parking enforcement regime, and the adverse impact that this is likely to have on commercial activities in Ottery as well as on important social and community activities. The Council might also wish to object to the proposed permitted parking arrangements which run counter to the agreement made at the time of the opening of the Sainsbury's store to allow two hours free parking for all users of the car park, whether Sainsbury's customers or not. The Council might also wish to seek an assurance from Sainsbury's that free overnight parking would continue.

Further comments:

The Town Council supports both applications, subject to clarification on the hours of un-enforcement (the free parking period)

Ottery St Mary - Cllr Peter Faithfull

16.05.22

Dear Central Planning Team

This application is in my ward and my preliminary view, based on the information presently available to me is that it should be refused.

While do not object to the basic principal of the signs being fitted, I am very concerned about what will be written in them. The copies of sign in the diagrams leave the writing

impossible to read. I therefore request that a full copy of what is proposed to be written on the signs be given, including the very small print on the bottom of the signs.

These are my views, based on the information presently available to me. I reserve the right to change my views in the event that further information becomes available to me.

Ottery St Mary - Cllr Vicky Johns

20.05.22

This application falls within my ward and I object to the application with regards to the nature of the signage. The original application 09/2354/MFUL stipulated within the application 'to create a food store customer and town centre parking for 129 vehicles', The original proposal for the development of Sainsbury's within the Town centre of Ottery was sold on the premise that the car park would be for the use of anyone wishing to shop within the town. These new signs will make this almost impossible as people will be so worried about getting an automatic ticket of £70'.. The Sidmouth Herald reported on 12th December 2008 a statement from Jamie Baker the Sainsbury's regional development executive at the time said 'We hope to submit plans for a town-centre store that will stock enough products to cater for a weekly shop, with free parking and in a location that will make it easier for shoppers to support Ottery's independent traders as well'. This application undermines and makes a mockery of that promise to the independent traders of Ottery.

By having a set time limit of 2 hours 24/7 this will stop people being able to attend events being held within the town particularly overnight, when this was an EDDC car park parking was free particularly after 18:00 until the following morning. For those residents who live in the centre of Ottery this new application will have a severe knock on effect as not only will they not be able to park but those who usually park in there will be forced to park in the residential streets which will make it dangerous.

These are my views with the information that I have if further information comes to light I withhold the right to change my opinion.

Technical Consultations

Conservation

CONSULTATION REPLY TO CENTRAL TEAM & HOUSEHOLDER TEAM
PLANNING & ADVERT APPLICATION AFFECTING LISTED BUILDING

ADDRESS: Sainsbury's Supermarkets Ltd, Hind Street, Ottery St Mary

GRADE: II* APPLICATION NO: 22/0587/FUL & 22/0616/ADV

CONSERVATION AREA: Ottery St Mary

PROPOSAL: Erection of a camera column with mounted cameras in the car park.
Installation of various non illuminated signage.

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

The site is in a particularly sensitive location, within the heart of the Ottery St Mary Conservation Area. The Conservation Area includes an unusually large area of landscape to the north and west, forming an important setting to the town and particularly to Chanters House, the Church and its environs. The site is part of this landscaped area and was once included within the Chanters Estate.

There are several references to the Hind Street car park area within the character appraisal for Ottery St Mary. In particular, it defines an important viewpoint (including photograph) of an open long view from Hind Street, looking towards the Church, see p19. The view shows a prominent elevated position with a fine dense landscaped setting - a transition feature between town and countryside. This view is now much altered by the Sainsbury development and maturing landscape.

The field itself was originally an orchard, see historic OS map dated 1889/90 and is bounded by high brick boundary walls on its public face (south). The area of existing car park to the west was more formally laid out and the dividing wall of stone and brick (listed) remains in situ. The site is also adjacent to several listed buildings, with the Wardens House and the Vicarage being immediately to the north east. In addition, the Swing barns (curtilage) are located closest, in the north east corner. Chanters House Grade II* and the Church of St Mary Grade I are also key listed buildings in the immediate vicinity of the site.

HOW WILL PROPOSED ALTERATIONS AFFECT HISTORIC CHARACTER OF BUILDING AND ITS SETTING:

The two applications relate to the installation of an Automatic Number Plate Recognition (ANPR) system at the Sainsbury's store car park in the centre of Ottery St Mary. The applications comprise a new camera column and associated signage throughout the car park. Detailed comments are set out below:

22/0587/FUL

Erection of a camera column with mounted cameras in the car park: this relates to a new addition to the car park paraphernalia and is to be located, set back from the entrance on the left hand side to monitor vehicles arriving and leaving the car park. Whilst it is a new feature, it will be seen in the context of the car park and surrounding development and is considered to be a minor change.

22/0616/ADV

Installation of various non illuminated signage: this relates to replacement signage and there is no objection, subject to their similar size/number of signs.

Conclusion: it is considered that the impact of the replacement signage and the new camera column will be minimal in the context of the existing car park and will not result in any further harm to the wider Ottery St Mary Conservation Area.

PROVISIONAL RECOMMENDATION - PROPOSAL ACCEPTABLE

Other Representations

12 no third party objections have been received wholly on the basis of what the signs are communicating as opposed to matters of amenity and public safety. As noted below what is communicated on the signs is not a matter that the Local Planning Authority has within its control.

CONSULTATIONS ON 22/0587/FUL

Local Consultations

Parish/Town Council

22/0587 and 22/0616 were discussed together

Town Council Comments;

The Town Council very strongly object to this application based on the following; When planning was passed for the store it was passed on the basis that anyone would have access to the car park for a period of two hours and not limited to shoppers.

The parking restriction was only in place until 8 pm each day

The change in parking restriction could severely restrict activities of the residents of Ottery.

The appearance of the proposed signs is much more obtrusive than the signs insitu and there are a large number of signs proposed.

Further comments:

The Town Council supports both applications, subject to clarification on the hours of un-enforcement (the free parking period)

Ottery St Mary - Cllr Vicky Johns

I object to this application as when the applicant obtained the original planning application they stated to the local public via Jamie Baker the Sainsbury's regional development executive to the local newspaper dated 12th December 2012 that 'we hope to submit plans for a town-centre store that will stock enough products to cater for a weekly shop, with free parking and a location that will make it easier for shoppers to support Ottery's independent traders as well'. This application for not only CCTV but also to have number plate recognition on the parking that will check drivers number plates on the way in and send tickets to anyone who stays over the 2-hour slotted period is an awful thing. The original application 09/2354/MFUL was approved as it was to create a food store for customers and town centre parking for 129 vehicles. The sustainability aspect was due to the location of the store at the edge of the town centre, linked trips will be generated thereby reducing car usage. The conclusion for the application was 'the proposed development has a number of positive aspects in retail terms as it is located close to the town centre and would therefore attract people into Ottery and provide linked trips to other shops within the town centre.

This application will stop people being able to park in the central car park overnight, meaning people will be unable to attend the local activities that are within the town,

which will be detrimental to the towns businesses. This will cause a knock on effect to the residential streets in Ottery as people will leave their cars in side streets. The original EDDC car park that Sainsbury's was built on was free for use over the evenings and night.

The signs themselves are also of a very bold nature which goes against the conservation area that the building and car park are located within.

These are my objections with the information I currently have, I withhold my right to change my mind if further information comes to light in due course.

Further comments:

This application falls within my ward and I have some concerns with regards to the use of number plate recognition software being used due to the fact that it is a small town centre car park which is frequented by regular visitors to the town of Ottery. As the company being used for the equipment is based externally and so there would be no comeback if and when fines are imposed. Last year there was a terrible accident on the outskirts of Ottery which meant gridlock in Ottery for a number of hours if this parking system was in place then numerous people would have received tickets and would have struggled to have them removed. We are all aware of how town centres are struggling to survive and I feel that the knock on effect of having number plate recognition software in the most central car park could force shoppers to frequent the more easily accessible out of town car parks where they won't get ticketed. I am however aware that this may not fall within the planning remit but I felt it needed to be recorded as a concern that I have.

With the above in mind and unless we can refuse on the above grounds I would also like a condition put in place, at present the parking is free between the hours of 19:00 and 07:00 I would like clarification that if someone parks at 17:00 and doesn't move their vehicle until 09:00 the following day they will not receive a ticket, as per the conditions outlined in the planning application.

These are my views with the information I have but I reserve the right to change my mind if further information comes to my attention.

Ottery St Mary - Cllr Peter Faithfull

Dear Central Planning Team

This application is in my ward and my preliminary view, based on the information presently available to me is that it should be refused.

When Sainsburys supermarket was built the condition was that the carpark was for the community to use not just supermarket customers. In evenings, when the supermarket is closed, the main use of the carpark is for the public visiting the town for the evening. Many events start at 7.00pm with the cars being parked for much longer than the 2hr limit. When the supermarket closed at 8.00pm the carpark was effectively available from 6.00pm for the remainder of the evening and overnight. The supermarket now remains open until 9.00pm, meaning that the final two hours of the

day starts at 7.00pm, leaving no time for members of the public time to park up and arrive at evening events at a leisurely. There is nothing in any of the conditions to allow the public to use the carpark for over two hours when the supermarket is closed and no guarantee that users will not be given an automatic fine.

These are my views, based on the information presently available to me. I reserve the right to change my views in the event that further information becomes available to me.

Conservation

CONSULTATION REPLY TO CENTRAL TEAM & HOUSEHOLDER TEAM PLANNING & ADVERT APPLICATION AFFECTING LISTED BUILDING

ADDRESS: Sainsburys Supermarkets Ltd, Hind Street, Ottery St Mary

GRADE: II* APPLICATION NO: 22/0587/FUL & 22/0616/ADV

CONSERVATION AREA: Ottery St Mary

PROPOSAL: Erection of a camera column with mounted cameras in the car park.
Installation of various non illuminated signage.

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

The site is in a particularly sensitive location, within the heart of the Ottery St Mary Conservation Area. The Conservation Area includes an unusually large area of landscape to the north and west, forming an important setting to the town and particularly to Chanters House, the Church and its environs. The site is part of this landscaped area and was once included within the Chanters Estate.

There are several references to the Hind Street car park area within the character appraisal for Ottery St Mary. In particular, it defines an important viewpoint (including photograph) of an open long view from Hind Street, looking towards the Church, see p19. The view shows a prominent elevated position with a fine dense landscaped setting - a transition feature between town and countryside. This view is now much altered by the Sainsbury development and maturing landscape.

The field itself was originally an orchard, see historic OS map dated 1889/90 and is bounded by high brick boundary walls on its public face (south). The area of existing car park to the west was more formally laid out and the dividing wall of stone and brick (listed) remains in situ. The site is also adjacent to several listed buildings, with the Wardens House and the Vicarage being immediately to the north east. In addition, the Swing barns (curtilage) are located closest, in the north east corner. Chanters House Grade II* and the Church of St Mary Grade I are also key listed buildings in the immediate vicinity of the site.

HOW WILL PROPOSED ALTERATIONS AFFECT HISTORIC CHARACTER OF BUILDING AND ITS SETTING:

The two applications relate to the installation of an Automatic Number Plate Recognition (ANPR) system at the Sainsbury's store car park in the centre of Ottery St Mary. The applications comprise a new camera column and associated signage throughout the car park. Detailed comments are set out below:

22/0587/FUL

Erection of a camera column with mounted cameras in the car park: this relates to a new addition to the car park paraphernalia and is to be located, set back from the entrance on the left hand side to monitor vehicles arriving and leaving the car park. Whilst it is a new feature, it will be seen in the context of the car park and surrounding development and is considered to be a minor change.

22/0616/ADV

Installation of various non illuminated signage: this relates to replacement signage and there is no objection, subject to their similar size/number of signs.

Conclusion: it is considered that the impact of the replacement signage and the new camera column will be minimal in the context of the existing car park and will not result in any further harm to the wider Ottery St Mary Conservation Area.

**PROVISIONAL RECOMMENDATION - PROPOSAL
ACCEPTABLE**

Other Representations

Nine letters of objection have been received.

- o The cameras will put people off from coming into the town centre
- o Parking should remain free and customers won't pay to park
- o People often use car park for more than two hours
- o Car park is for the benefit of the public not just Sainsbury's
- o CCTV to deter vandalism would be supported
- o Agreement/condition that the car park is not just for Sainsbury's use.
- o Loss of evening parking would stop people coming in for events etc.

PLANNING HISTORY

The construction of the Sainsbury's store was approved under 09/2354/MFUL and a number of applications followed which result in the development as it is now.

Application 09/2354/FUL is not subject to a condition or Legal Agreement that secures the use of the car park for non-shoppers to the store.

There have been a number of subsequent applications at the site but none are directly relevant to the current applications.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

D4 (Applications for Display of Advertisements)
Strategy 6 (Development within Built-up Area Boundaries)
D1 (Design and Local Distinctiveness)
E9 (Town Centre Vitality and Shopping Areas)
EN10 (Conservation Areas)
EN21 (River and Coastal Flooding)

Ottery St Mary and West Hill Neighbourhood (Made)

Policy NP2: Sensitive, High Quality Design
Policy NP22: Ottery St Mary Conservation Area
Policy NP24: Car parking in Ottery St Mary Town Centre

Site Location and Description

The application site refers to the car park which serves Ottery Town Centre and Sainsbury's supermarket located within the centre of Ottery St Mary. The car park is accessed from Hind Street and leads directly to the store to the west of the entrance.

The site is located within the built up area boundary for Ottery St Mary and Town Centre Area as defined within the Local Plan. The site is also located within the Ottery St Mary Conservation Area and within Flood Zones 2 and 3. To the north of the site is Chanters House which is a grade II* listed building and Warden's House and The Vicars house which are grade II listed. The walls to the north and northeast of the car park provide the boundary between the car park and the listed buildings.

Proposed Development

22/0616/ADV:

This application seeks advertisement consent and proposes replacing the existing signs associated with the operation of the car park (as opposed to any of the main Sainsbury's branded signs). The proposed positions are shown on the site plan. The signs amount to 1 entrance sign 740mm by 740mm; 13 'car park hours' signs 740mm by 600mm; 1 no 'GDPR exception' sign 450mm x 450mm. None of the signs are proposed to be illuminated; all are proposed to be mounted from 4m high posts.

22/0587/FUL:

This application seeks planning permission for the construction of a column with mounted cameras which have an automatic number plate recognition (ANPR) system within the car park. This system is to manage the length of time customers are parking for and to prevent long term stays. Currently car park users (not exclusively Sainsbury's customers) can use the car park for free for up to two hours during store opening hours and without a time limited thereafter. It is not proposed to amend these operational hours.

The column would be 4 metres in height and the cameras will be positioned to the entrance and exit of the car park to monitor vehicles entering and leaving the car park.

During the course both applications amended plans were received which changed the wording on the signage to remove reference to the car parking being for customers only.

Assessment of application 22/0616/ADV

This application has generated considerable concerns regarding the content set out on the proposed advertisements as opposed to material considerations. As such a number of revisions as to the wording contained on the signs have been submitted.

However legislation and guidance makes clear that Local Planning Authorities (LPA) should only consider the matters of visual amenity and public safety when determining applications for advertisement consent. Consent cannot be withheld if for instance the LPA does not agree with what is written on the sign, or it believes it to be misleading or offensive. Wider aspects relating to legal agreements over the use of the car park and the owner of the land are also not matters that can be considered in the determination of this application.

The elements of amenity and public safety are found in the NPPF, NPG, the primary legislation and other guidance. It is considered the Local Planning Authority would be unable to withhold consent on the grounds that third parties disagreed with any changes to parking procedures and restrictions at the car park.

The control of advertisements is set out succinctly at paragraph 136 of the NPPF. Viz:

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

[Author's underlining].

Also within the National Planning Guidance at paragraph 026. Viz:

What factors can a local planning authority take into consideration when determining an advertisement application?

Regulation 3 requires that local planning authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

Unless the nature of the advertisement is in itself harmful to amenity or public safety, consent cannot be refused because the local planning authority considers the advertisement to be misleading (in so far as it makes misleading claims for products), unnecessary or offensive to public morals.

Paragraph: 026 Reference ID: 18b-026-20140306

Therefore whilst objections have been received from 2 of the 3 Ward Members, the Town Council and 12 interested parties on grounds of what the signage conveys including the Town Council in their comments on the latest set of plans this is not considered a material planning consideration and shouldn't be determinative to this application. This is addressed further below.

Material Considerations

No comments have been received from County Highways as regarding highway safety. However the signs are located within the car park as opposed to on the public highway. Taking into account the proposed positions, scale and design it is not considered that they would be detrimental to public safety either through confusion with other signs or the behaviour of drivers of vehicles.

One objection has been received (from the Town Council) on grounds of the number of signs proposed in comparison to the existing. It is agreed there would be an increase in the number of signs and they would be larger in scale. The signs are utilitarian in style reflecting their function. Taking into account the proposed positions this would enable car park users to have a view of a sign from each of the rows.

There is some screening to the Hind Street boundary such that the signs whilst apparent within the car park would be less visible from outside. No objection has been received from the Conservation Officer and their opinion is that the impact of the replacement signs would be minimal in the context of the existing car park and would not result in any further harm to the wider Ottery St Mary Conservation Area.

This advertisement application is therefore considered to be acceptable.

Assessment of application 22/0587/FUL

The main issue is whether the cameras would have a negative impact upon the character and appearance of the area and other matters raised by concerned parties.

Impact to Character and Appearance of the Area and Conservation Area

The column would have a metal grey finish which is a standard design for such equipment. It would be located well within the car park, adjacent to some existing parking bays, and set considerably back from Hind Street. In addition, the column would be lower than other existing street lamps in the car park reducing its overall prominence.

Due to the above factors, the appearance of the column is considered to be a standard urban asset which would not look out of setting within an area such as this.

Consequently, it is considered that the column and cameras would have a limited impact upon the character of the area and would comply with Policy D1 of the East Devon Local Plan and Policy NP2 of the Ottery St Mary Neighbourhood Plan.

Turning to the impact upon the Conservation Area, Policy EN10 states that applications must preserve or enhance the character of the area to be acceptable, Policy NP22 of the OSM NP also echoes this sentiment. Comments from the Conservation Officer

have stated that whilst the column is a new feature it would be viewed in context with the existing car park and surrounding environment and would be a minor addition.

The column and cameras would therefore preserve the character and of the conservation area and would comply with Policy EN10 of the East Devon Local Plan and Policy NP22 of the Ottery St Mary Neighbourhood Plan.

Other Matters

Objections have been received regarding the use of the car park and whether the cameras (and the concurrent advert application) would result in amendments to the use of the car park for users of the town or amendments to the length of time people can use the car park in the evenings. A number of comments have stated that there is an agreement or planning condition for the car park to remain open for the public. However, there is no planning condition which states that the car park is for the use of the general public and not just Sainsbury's customers and the associated S.106 legal agreement does not contain such a clause. There may be a clause in an agreement for the lease of the land between the Council and Sainsbury's but the Local Planning Authority are not aware of any such clause and in any case this falls outside of the remit and control of the local planning authority and consideration of this application.

However, in response to the above comments the signs (which are subject to a separate application) have been amended to remove reference to Sainsbury's customers and the operating time of the cameras has been changed to the store's opening hours only which now reflect the stated operating regime within the received comments.

In any case, the proposal does not seek to amend the use of the car park or the operational hours purely a change of how the time restrictions are enforced. Some comments have suggested that the presence of the cameras would be a deterrent to users, however, the current rules of using the car park are clearly stated on the current signs within the car park. It is not considered that the use of ANPR cameras to enforce the current regulations would result in a significant deterrent to the use of the car park that could be used to refuse planning permission.

The cameras would not be positioned to view into other residential properties and therefore there would be no loss of privacy.

The camera would be positioned within part of the site which is situated within Flood Zones 2 and. A risk assessment has been submitted as part of the proposal which states that due to the minor nature of the proposal it is not considered that the column would increase the flooding potential of the site.

CONCLUSION

The proposed adverts, columns and cameras would not have a detrimental impact upon the character of the area or the Conservation area and would not result in any highway safety concerns or harm to the amenity of neighbouring residents. As such, both applications are recommended for approval.

RECOMMENDATION 1

Application 22/0616/ADV:

APPROVE the application subject to the 5 standard Advertisement Consent Conditions as follows:

1. No advertisement shall be sited or 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 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.

Reasons for Conditions: As required by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended).

NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District

Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

3235-DWG-05-03 rev 3	Proposed Site Plan	08.06.22
3235-DWG-06-04 rev 04	Proposed Elevation	08.06.22
	Location Plan	30.03.22

RECOMMENDATION 2

Application 22/0587/FUL:

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with 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 approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)

NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

Plans relating to this application:

0421-DWG-011-02 REV 2	Additional Information	14.03.22
3235-DWG-02-02 REV 02	Combined Plans	14.03.22
3235-dwg-08-02 rev 02	Location Plan	30.03.22

0421-DWG-011- 04 rev 4	Additional Information	27.04.22
3235-DWG-05- 03 REV 03	Proposed Site Plan	08.06.22

List of Background Papers

Application file, consultations and policy documents referred to in the report.