

DELEGATED

AGENDA NO  
PLANNING COMMITTEE

DATE 1st JULY 2009

REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

09/0878/ADV

Trinity Green, Holy Trinity Church, Church Ruins

Application for consent to display banners 2m long x .8m wide on 18 no. lamp post within grounds of Holy Trinity Church

Expiry Date 15 June 2009

### SUMMARY

1. Members will recall that they considered the application at the last Planning Committee on 10<sup>th</sup> June 2009. The item was deferred in order for further information to be provided and for the applicant to make a presentation.
2. Background information has been provided by the Neighbourhood Management Team to inform members of the process that has taken place in arriving at the proposals and the community involvement in developing the site (appendix A)
3. The application seeks advert consent to display up to 18 number decorative banners (2m by 0.8m wide) on lamp columns within the grounds of Holy Trinity Church, Trinity Green.
4. The application is considered acceptable on the grounds of visual amenity and highway and pedestrian safety and is recommended for approval with conditions.

### RECOMMENDATION

Planning application 09/0878/ADV be Approved subject to the following condition:-

- 01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>17 April 2009</i>
<i>SBC0002</i>	<i>17 April 2009</i>
	<i>20 April 2009</i>

*Reason: To define the consent.*

- 02. Notwithstanding the submitted information details of the final banner designs proposed shall be agreed in writing with the local planning authority before installation on site.**

***Reason- in the interests of the amenity of the site***

The application has been considered in line with policies GP1 and EN28 of the Stockton on Tees Local Plan and the guidance within PPG19, the application is considered to accord with these policies in that there will be no adverse impact on visual amenity or highway and pedestrian safety and there are no other material planning considerations which indicate that a decision should be otherwise.

***Informative***

Prior to erection of the banners hereby approved the following information shall be provided in writing to the Head of Technical Services: -

- Advance notice of the erection dates;
- Advance notice of removal dates;
- Details of inspection regime whilst banners insitu;
- Details of erection method.

**BACKGROUND**

5. Stockton Borough Council has consolidated Holy Trinity Church as a controlled ruin with the help of various funders.
  
6. The intention is now to develop the wider Trinity Green site through various means of interpretation and environmental improvements. The objective is to improve the character and appearance of the site and include appropriate interpretation to tell the history of the listed church and wider area. An accompanying application for a pinnacle and interpretation door feature (09/0794/LA) was approved at the Planning Committee meeting on 20<sup>th</sup> of May 2009.
  
7. The proposed works are to be externally funded and have been developed by the neighbourhood management team and local community.

**PROPOSAL**

8. The application seeks advert consent to display up to 18 number banners (2m by 0.8m wide) on lamp columns within the grounds of Holy Trinity Church, Trinity Green.
  
9. The banners will be in the format of a historical time line focusing on historical events, buildings and people. The actual finalised banner designs are to be artist designed, based on information gathered from local residents and school children.
  
10. In addition the approval may also then be used to promote the authorities events programmes such as SIRF on the remaining lamp columns when appropriate.

11. Consent is sought to display 18 banners however number of banners and locations within the park may fluctuate at any given time (not in excess of 18). 12 banners are currently proposed to illustrate the timeline.

## **CONSULTATIONS**

The following Consultations were notified by and any comments received are set out below:-

Urban Design Engineers

### **General Summary**

Urban design has no objections subject to the details below.

### **Highways Comments**

We have no objections to make regarding this application, as all the banners are located within Holy Trinity Church grounds.

### **Landscape & Visual Comments**

In addition to planning consent it is noted that the landowners consent to undertake the works will also be required. Whilst the proposed locations of the banners are acceptable we require the following information prior to erection: -

- Advance notice of the erection dates;
- Advance notice of removal dates;
- Details of inspection regime whilst banners insitu;
- Details of erection.

## **PUBLICITY**

Neighbours were notified by means of letter and no comments were received.

## **PLANNING POLICY**

In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Part 1(3) A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material; and any other relevant factors.

Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

Factors relevant to public safety include;

- (i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (ii) Whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- (iii) Whether the display of the advertisement in question is likely to hinder the

operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed and unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan and the relevant saved policies.

### **Policy GP1**

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

**Policy EN28:**-Development which if likely to detract from the setting of a listed building will not be permitted.

### **PPG 19-** Planning and Advertisement Control

### **SITE AND SURROUNDINGS**

12. Divorced from the main commercial area of Stockton Town Centre by Yarm Lane, Holy Trinity Church is a corner site and a main arterial route into Stockton. It stands in a prominent position bordered by Yarm Lane, Parliament Street and Parkfield Road to the South End of Stockton High Street. The building is set within extensive green space with many mature trees and a network of public footpaths. The surrounding green space is the setting of the original church graveyard and much is consecrated ground with surviving unmarked graves.
13. The site is owned by Stockton Borough council and maintained as an informal open space.

### **MATERIAL PLANNING CONSIDERATIONS**

14. The main considerations of this application relate to the impact on visual amenity and the impact on highway and public safety and whether it satisfies the requirements of the Local Plan Policies and Government Guidance.

### **Impact on the Visual Amenity**

15. The proposed vertical hanging banners are to be sited on existing lamp columns all of which line within the park. The banners will be visible; however they are intended to be art installations rather than simply for advertising purposes. Rather than detract from the setting of the listed building or the surrounding area they are considered to add to the ambience of the site. Final designs cannot be provided for consideration by committee at this stage, as a proviso with many external funding sources, planning permission must be obtained before monies can be spent on the design work. However, agreement of the final designs have been conditioned to ensure the local authority retains control over the development
16. The proposed lamp columns may also be used temporarily to advertise appropriate on site events intermittently throughout the year, and it is not considered that the proposals will have a significant impact upon the visual amenity of the area. Although this is an application for advert consent the main aim of the product is to be an art feature and although may be used occasionally for events signage such as SIRF, the banners will not be primarily for this purpose. Any such signage will be carefully considered to ensure that the site is not cluttered and through appropriate siting of the banners there is no impact on the setting of the church, CCTV monitoring or pedestrian safety.

#### Impact on setting of listed building

17. The banners will be part of a wider proposal to encourage positive active use of the church grounds including other on site interpretation works. These are being co-ordinated through an interpretation plan to ensure they compliment the setting rather than detract from the setting of the listed building.
18. It is not considered that the banners will have any adverse impact on the setting of the listed church or the wider context of the park.

#### Impact on Highway and Public Safety

19. All of the lamp columns locations are contained within the site. The banners will be sited at an appropriate level to ensure visual impact but to ensure no impact on footpath safety. The Head of Technical Services has been consulted and has no objection to the scheme in principle and as such it is considered that there will not be any significant impact upon highway and pedestrian safety.

#### **CONCLUSION**

20. It is considered that the position of the banners is acceptable and will not have any significant impact on the visual amenity of the area or have any significant affect on highway and pedestrian safety.
21. It is therefore considered that the application is in line with saved policies GP1 and EN28 of the Stockton on Tees Local Plan and with the guidance within PPG19 and accordingly the proposal is recommended for approval with conditions.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

**WARD AND WARD COUNCILLORS**

**Ward Stockton Town Centre  
Ward Councillor Councillor D. W. Coleman**

**Ward Stockton Town Centre  
Ward Councillor Councillor P. Kirton**