

**DELEGATED**

**AGENDA NO 8  
PLANNING COMMITTEE  
6 December 2023  
REPORT OF DIRECTOR OF FINANCE,  
DEVELOPMENT AND BUSINESS SERVICES**

**23/1709/ADV**

**Land Off St Martins Way, Kirklevington,**

**Retrospective advertisement consent for 4no non illuminated flag/flagpoles, 1no non illuminated fascia signs, 4no non illuminated leader board signs, 11no non illuminated wall signs, 1no internally illuminated monolith sign and 1no non illuminated double sided hoarding sign**

**UPDATE REPORT**

Since the publication of the report comments have been received from the Environmental health Team as detailed below;

**Environmental Health Team**

*I have checked the documentation provided, have found no grounds for objection to the principle of this development and do not think that conditions need to be imposed from an Environmental Health perspective.*

*I am aware that the flag poles are metal, and the brackets are metal, which are standard materials, and they can clang in gusty winds. however, given the distance to the residential properties, the construction of the building's envelope and the temporary nature of the advertisements, I do not believe that there are any suggestions, recommendations or conditions that will improve the situation in a Environmental Health point of view.*

In addition, a neighbour cannot attend the committee and has asked for their comments to be provided to the committee as detailed below

**Katie Hewitt, 1 Moor Close, Kirklevington**

*In September 2022 Taylor Wimpey applied for signage and six flagpoles to be erected at their site at Kirklevington. It was agreed by the Planning department that 3 flag poles would be erected to the west of Plot 2. Taylor Wimpey ignored this ruling and installed four flagpoles. Three of the flagpoles are on the south side of plot 2 and the showhouse, in flagrant breach of consent. The other flagpole is in the adjacent car park.*

*These flagpoles are only yards from the rear of our property and on windy days and there has been many, the flapping of the flags is very intrusive, especially at night when trying to sleep.*

*Prospective buyers have to make their tortuous way through the village and an existing estate to reach the site, therefore their signs and flagpoles on site are totally unnecessary as there is no passing traffic to attract.*

*Taylor Wimpey have breached the planning rules and this application is not to rectify the situation, but to leave the flagpoles where they should **not** be.*

*I hope this application is rejected and Taylor Wimpey advised to erect the flagpoles in their original siting where they should be, or remove them altogether.*

## **MATERIAL PLANNING CONSIDERATIONS**

The comments from the Environmental Health Team and the Neighbour are noted, however the issues of noise have been considered in full at paragraph 22 of the main report and do not change the recommendation.

**Director of Finance, Development and Business Services**  
**Contact Officer Elaine Atkinson Telephone No 01642 526062**

## **WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Southern Villages</b>
<b>Ward Councillor</b>	<b>Councillor Elsi Hampton</b>

## **IMPLICATIONS**

**Financial Implications:** None

**Environmental Implications:** See Report

**Human Rights Implications:** The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Community Safety Implications:**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

### **Background Papers#**

National Planning Policy Framework  
Stockton on Tees Local Plan Adopted 2019  
SPD7 – Shop Front and Advertisement Design Guide - Nov 2013