

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 7th OCTOBER 2019

APPLICATION NO:
P/2019 /0502

LOCATION:
CATS PROTECTION ADOPTION
CENTRE BRADLEY ROAD
WREXHAM LL13 7SU

DATE RECEIVED:
04/07/2019

COMMUNITY:
Offa

DESCRIPTION:
APPLICATION FOR CONSENT TO
DISPLAY 1 NO. SIGN

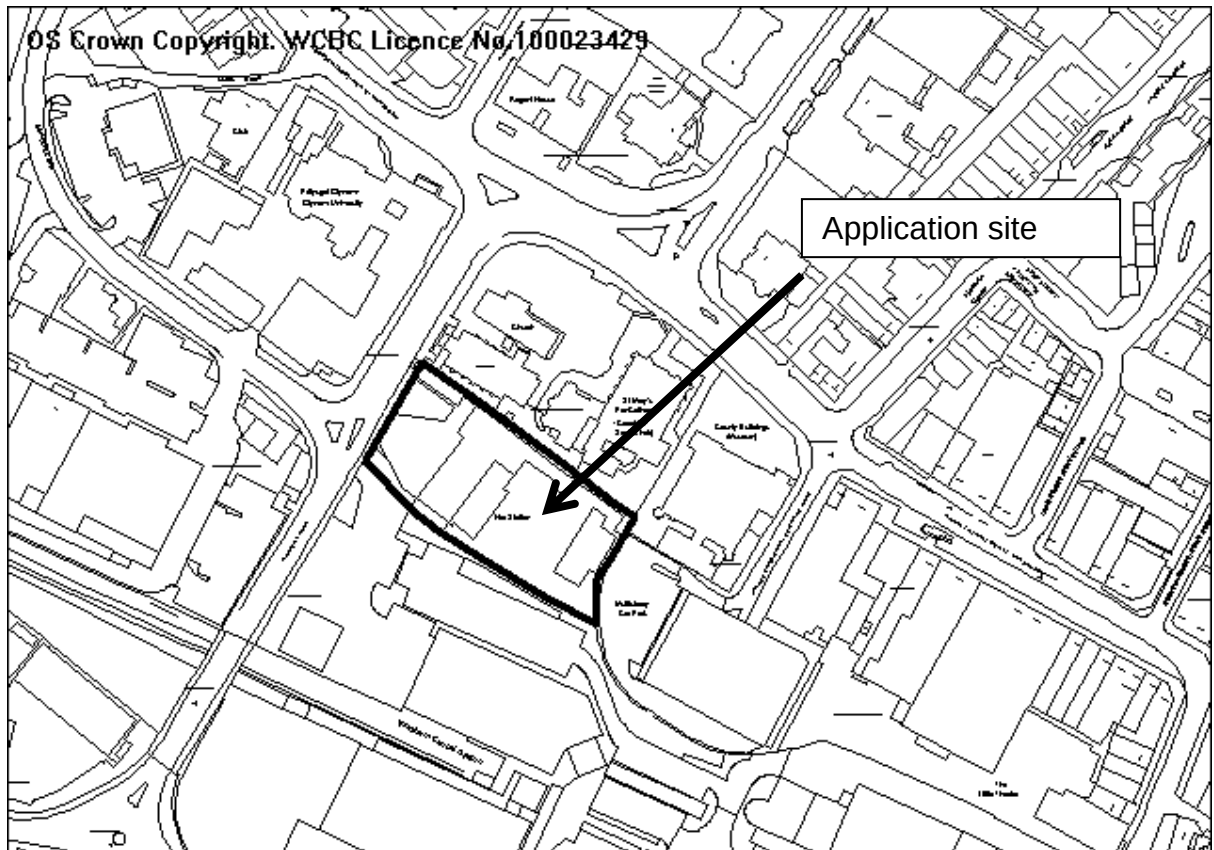
CASE OFFICER:
MP

WARD:
Brynyffynnon

APPLICANT(S) NAME:
MS CATHERINE HODSON
CATS PROTECTION

AGENT NAME:
BOWKER SADLER
ARCHITECTURE
MR PAUL SIMPSON

THE SITE



PROPOSAL

As above. The submitted plans also show a free-standing sign being erected near to the site entrance however this already benefits from consent – see History.

HISTORY

- P/2017/0771 DEMOLITION OF FORMER FIRE STATION PREMISES AND ERECTION OF CATS ADOPTION CENTRE TOGETHER WITH PENS AND BULK STORE AND NEW ACCESS. Granted 9.11.2017
- P/2017/0807 DISPLAY OF 1 NO. FASCIA SIGN AND 1 NO. V-SHAPED FREE STANDING POST SIGN ADJACENT TO ENTRANCE. Granted 30.10.2017
- P/2018/0421 APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2017/0771:-
CONDITION 4 - SUBMISSION OF SCHEME DETAILING MODIFICATIONS TO EXISTING SPLITTER ISLAND AND NEW SIGNAGE DETAILS
CONDITION 5 - SUBMISSION OF PHASED SITE INVESTIGATIONS OF THE NATURE AND EXTENT OF CONTAMINATION. Approved 4.7.2018

DEVELOPMENT PLAN

Within settlement limit. Policy PS2 applies. National planning guidance Technical Advice Note (TAN) 7: Outdoor Advertisement Control is also applicable.

CONSULTATIONS

Community Council:	No objection although concerns raised that the sign needs to be smaller.
Local Member:	Notified 15.8.19
Highways:	No recommendations on highway grounds.
Site Notice:	Expired 6.9.2019
Other Representations:	1 objection received on the grounds that the site is not in Welsh and should follow the Council's Welsh language policy.

SPECIAL CONSIDERATIONS

Extent of control: TAN7 advises that control of advertisements can only be exercised in:

- a) the interests of amenity;
- b) the interests of public safety, for example the impact a sign will have upon the safe operation of a mode of transport.

Amenity: The sign will form an integral part of the frontage of the building – see below



Viewed in the context of the building as a whole I do not consider the sign to be excessive in size and am therefore satisfied it will not detract from the visual amenity of the site or the wider locality. The site will not be illuminated.

Highway safety: The sign will not prove to be a distraction to passing motorists therefore I am satisfied it will not give rise to highway safety concerns.

Sign content: The Council does not have any planning policies that require signage to be bi-lingual. The plans have however been amended so include both Welsh and English as can be seen above.

CONCLUSION

The proposed signs do not give rise to amenity of highway safety concerns and are therefore acceptable.

RECOMMENDATION: Advert consent be GRANTED

CONDITION(S)

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.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
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.

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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 such permission.
5. No advertisement 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(S)

1. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 2. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 3. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 4. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 5. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
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