

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Chris Jones
Application No.	17/01011/ADVPP
Date Valid	13th December 2017
Expiry date of consultations	10th January 2018
Proposal	Erection of a board for the display of Community Notices
Address	Land At The Junction Of Belle Vue Road Connaught Road And Holly Road Aldershot Hampshire
Ward	North Town
Applicant	Rushmoor Borough Council
Agent	
Recommendation	GRANT

Description

The application site is a triangular area of grassed verge situated at the junction of Belle Vue Road, Connaught Road and Holly Road and to the front of 59-69 Holly Road. The site contains a street tree, a number of items of street furniture and a redundant BT telephone call box, which is due to be removed within the next two years as part of a national programme of removal of such boxes.

The proposal is to erect a community notice board on the land, upon which notices of interest to the local residents can be displayed. The main display board would be approximately 1m in width and 0.8m in height and would be supported on two poles. It would have lockable glazed front panel behind which the notices would be displayed. This would be surmounted by a printed section, with a curved top with the Council's name and crest printed in white on a blue background.

Consultee Responses

Transportation Strategy Officer No Objection.

Neighbours notified

In addition to posting a site notice, 15 individual letters of notification were sent to properties in Holly Road.

Neighbour comments

No comments have been received.

Policy and determining issues

The site is located within the built-up area as defined in the Rushmoor Core Strategy and saved Policy ENV38 of the Rushmoor Local Plan Review is relevant.

The main determining issues are considered to be the impact on visual amenity and highway safety.

Commentary

The proposed board is similar to those provided elsewhere by the Council. It would be positioned adjacent to the pavement and it is considered that its size and appearance would be such that there would be little impact upon visual amenity or the character of the area. The street tree on the land would not be affected.

The board would be well separated from the front facing windows of the adjoining flats and so is unlikely to have any significant impact upon outlook and amenity of the closest residents.

The board would be positioned so that it would not obstruct sightlines from any of the nearby road junctions and it is unlikely to be distracting to motorists. It is therefore considered that the proposal would not adversely affect highway safety.

It is concluded that the proposal would not adversely affect visual amenity, residential amenity or highway safety and that it accords with saved Policy ENV38 of the Rushmoor Local Plan Review.

FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following conditions:

1. 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.
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 the 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
6. The signage hereby permitted shall be carried out in accordance with the following approved drawings –HRNB-001, HRNB_002 and HRNB_3.

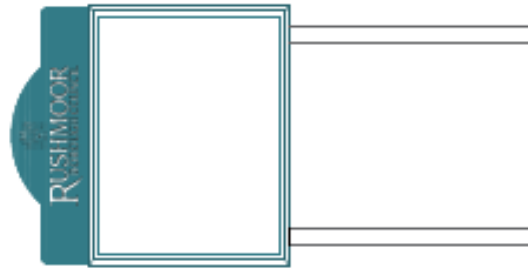
Reason - To ensure the signage is displayed in accordance with the permission granted

Informatives

- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has Express Advertisement Consent because it is concluded that the proposal would not adversely affect visual amenity, residential amenity or highway safety and that it accords with saved Policy ENV38 of the Rushmoor Local Plan Review. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



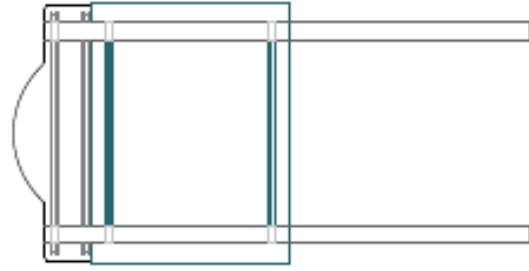




Front Elevation



Right Side Elevation



Back Elevation



Left Side Elevation