

DELEGATED REPORT

Report by Helen Pressley	Date of report: 13/02/2025	Ref: 71439/ADV
Registration: 02/01/2025	LDfC: 29/01/2025	Expiry Date: 27/02/2025
Site Visit: 13/02/2025	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: HOLC	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: ADVT

Proposal: Installation of replacement signs to include: 1no. externally illuminated post mounted pictorial sign; 2no. amenity boards, 1no. externally illuminated fascia name board, 1no. welcome sign, 1no. externally illuminated fascia signwritten house name and logo, 2no. wall mounted coex fascia signs and 1no. externally illuminated signwritten pictorial fascia sign

Location: Hare And Hounds, 400 Bolton Road West, Ramsbottom, Bury, BL0 9RY

Description

The application relates to the Hare and Hounds Public House which is located on Bolton Road West. The site is located on the junction of Bolton Road West and Lumb Carr Road and is also visible from Longsight Rad. The site is located within Holcombe Village Conservation Area.

Advert Consent is requested for:

- 1no. externally illuminated post mounted pictorial sign that reaches a height of approximately 5000mm (Item 1)
- 1no. amenity boards h1000mm x w675mm (Item 3)
- 1no. amenity board h1300mm x w1650mm (Item 11)
- 1no. externally illuminated fascia name board h1300mm x w1600mm (Item 2)
- 1no. welcome sign h330mm x w1150mm (Item 4)
- 2no. wall mounted coex fascia signs h1020mm x w1520mm (Items 8A and 8B); and
- 1no. externally illuminated signwritten pictorial fascia sign on the gable end of the public house h 2920mm x w2700mm

Relevant Planning History

47135 - Garage - Withdrawn - Invalid 16/02/2007

48456 - Detached garage at rear - Withdrawn - Invalid 23/01/2008

49417 - 7. non illuminated wall signs - Approve 19/03/2008

53409 - 4no. external separate pergola covered seating shelters to existing seating areas. (Retrospective) - Approve with Conditions 02/02/2011

58060 - Installation of 2 no. roof mounted extractor fans - Approve with Conditions 28/11/2014

58145 - 1 no. non-illuminated fascia sign; 4 no. non-illuminated hoarding signs and 3 no. non-illuminated signs. - Approve with Conditions 19/12/2014

Publicity

N/A

Statutory/Non-Statutory Consultations

Conservation Officer - No objections

Traffic Section condition requested that states - The direction, fixing and colour of the external lighting shall be to the satisfaction of the Local Planning Authority.

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/9 Advertisements
EN2/1 Character of Conservation Areas
EN2/2 Conservation Area Control
NPPF National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

UDP Policy EN1/9 relates to adverts and signage and states that proposals should have regard to the locality, scale or the existing building and the land use and be considered on their amenity and safety.

Visual Amenity

The site is located within Holcombe Conservation Area. As the site is located within the Conservation Area it is necessary to consider the proposal in terms of UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP. Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area.

The proposed signage would replace signage in similar locations on the existing building, but would be of a different style. It is considered that the proposed signage would be suitably aligned in relation to the openings and architectural features of the building and would not be overly dominant within the streetscene.

Given that the signage, largely relates to replacements of existing advertisements it is considered that the proposal would preserve the character of the conservation area.

Highway Safety

The signs would not be located where they would not cause hazard to pedestrians or motorists.

Highways have asked for a lighting condition to be attached so that the lighting is implemented to the satisfaction of the LPA. Any lighting that is proposed would be external, LED lighting with a warm white illumination or 50w LED slimline floodlights with a warm white illumination. All illumination would face downwards, directing illumination towards the proposed signage as indicated on the proposed plans.

As the proposal needs to be carried out in accordance with the application and plans submitted, subject to the statutory conditions then it is considered that this would be a duplication. If the lighting is not installed as per the approved plans then the LPA can seek enforcement action.

Having regard to the above, the proposal is considered to be acceptable and complies with UDP Policy EN1/9 – Advertisements.

Recommendation: Approve with Conditions

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	13/02/2025		