DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1176
St Marys Parish Church, Church Street, Storrington, West Sussex, RH20 4LA

DESCRIPTION:
Installation of 1x non-illuminated noticeboard fixed to the east wall of north porch. Installation of 1x non-illuminated freestanding noticeboard.

RELEVANT PLANNING HISTORY:

DC/23/0549	Fell 1x Horse Chestnut and Surgery to 1x Common Lime (Works to Trees in a Conservation Area)	Application 17.05.2023	Permitted on
DC/23/2113	Removal of existing glass louvres from the 4No. church tower belfry openings, and replacement with oak louvres.	Application 30.01.2024	Permitted on
DC/24/0143	Surgery to 1x Common Yew (Works to Trees in a Conservation Area)	Application 06.03.2024	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 14- Shop Fronts and Advertisements
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Storrington Sullington and Washington Neighbourhood Plan:
Policy 6 Development in Storrington Village Centre
Policy 14 Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
HDC Conservation: No Objection

Historic England: No comment.

Parish Comments:
None received

Representations:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT
St Marys Church is situated in a raised position from Church Street at its junction with School Lane. The church is listed grade 2* and is therefore of more than special interest. The application site is located within the designated Storrington Conservation Area and adjacent to several Listed Buildings.

This application proposes: -

- The installation of 1x non-illuminated noticeboard (1.27m width, 0.868m height) fixed to the east wall of north porch. Oak framed doors. Base of board 1.1m above ground. Overall height 1.968m. projection from wall 90mm. Fixed directly to wall with stainless steel screws.

- The installation of 1x non-illuminated freestanding noticeboard (1.55m width, 0.767m height) to replace an existing weathered notice board, and located adjacent to a crossover point of the churchyards paths to the northwest of the church. Oak framed doors. Freestanding on 2 posts made from durable recycled plastic (MMT) golden oak finish 100 mm sq. Base of board 1.0m above ground. Overall height 1.767m. projection from base of boundary wall 300mm.

Legislation

Regulation 3 of Part 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) requires that local planning authorities assess applications for express consent in the interests of amenity and public safety, taking into account the provisions of the development plan so far as they are material and other relevant factors. An excerpt of the regulation is set out below:-

Powers to be exercised in the interests of amenity and public safety
3.—
(1) A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
    (a) the provisions of the development plan, so far as they are material; and
    (b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—
    (a) factors relevant to amenity include the general characteristics of the locality including the presence of any feature of historic, architectural, cultural or similar interest;
    (b) 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.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) 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.

Amenity

The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Advertisements should be subject to control only in the interests of amenity as well as public safety, taking account of cumulative impacts.

Policy 14 of the Horsham District Planning Framework (HDPF) states that advertisements should be sensitively designed, of an appropriate size and appropriately located. Advertisements should not be detrimental to the visual amenity of the buildings or area by reason of its scale, detail, character, design or illumination; impact on pedestrian or highway safety; or result in, or compound, the perception of clutter on the street scene. In addition, as stated within the NPPF, the quality and character of places can suffer when advertisements are poorly sites and designed…Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Policy 34 of the HDPF states that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques. Development should make a positive contribution to the character and distinctiveness of the area, ensuring that development in conservation areas is consistent with the special character of those areas.

It is considered that the siting and size of the proposed freestanding noticeboard would not result in any adverse impact to the setting of the church or its wider Conservation Area setting.

The fixed noticeboard would have a more explicit impact on the listed building. It would though be affixed to part of the northern porch which forms a more modern addition to the church. It is considered that the addition of the noticeboard, which is of modest proportions, on this more modern fabric would not result in any adverse impact on the significance or historic interest of the listed building or wider surrounds.

The proposed signage, including the proposed materials, is considered acceptable and would not result in any unacceptable harm to neighbouring amenity.

Public Safety

The Advertisement Regulations state that factors relevant to public safety include the safety of persons using any highway; whether the display of the advertisement in question is likely to obscure or hinder the ready interpretation of any traffic sign and 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.

The nature and siting of the proposed signage would not create any visual or physical obstacle for pedestrians and vehicle users, and no sightlines or clearances would be affected. The proposal would not have any adverse impact on public safety.

Conclusion:

It is considered that the signage would not have any adverse impact on amenity or public safety and is also considered to accord with Policies 14 and 34 of the HDPF.

Recommendation: Application Permitted

Conditions:

2 **Advert Condition**: 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.

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

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.

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.

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.

Reason: In the interests of the visual amenities of the locality.

Plans list for: DC/24/1176
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and proposed East	NONE	02.09.2024
Details plan		NONE	02.09.2024
Elevation plan	Existing and proposed North	NONE	02.09.2024
Details plan		NONE	02.09.2024
Elevation plan		NONE	02.09.2024
Elevation plan	Existing and proposed South	NONE	02.09.2024
Supporting Statement	Cover	NONE	02.08.2024
Location plan		NONE	02.08.2024
Block plan		NONE	02.08.2024
Block plan		NONE	02.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.11.2024

Authorising Officer sign/initial Guy Everest Date: 08.11.2024