

Planning Committee: 30 July 2008

Item Number:

Application No: W 08 / 0748

Registration Date: 15/05/08

Town/Parish Council: Stoneleigh

Expiry Date: 10/07/08

Case Officer:

Steven Wallsgrove

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Stoneleigh Abbey, Stoneleigh, CV8 2LF

Display of banners at both ends of drive FOR Easternbreeze LTD

This application is being presented to Committee due to the number of objections received.

SUMMARY OF REPRESENTATIONS

English Heritage: no comment.

Garden History Society: no comment.

Public Response: 5 neighbours object on grounds of traffic safety, inappropriate, and disturbance to neighbours (N.B. 2 objections are identical, with no name or address and submitted within 6 seconds of each other. These have been counted as one objection.)

Stoneleigh Parish Council: no observations.

WCC (Highways): objection - signs not permitted within limits of the public highway (but have no objection to repositioned signs on private land).

RELEVANT POLICIES

- DAP1 - Protecting the Green Belt (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

There is no relevant planning history.

KEY ISSUES

The Site and its Location

The site consists of the two (original) entrance drives to the Abbey.

Details of the Development

The proposal is to erect two posters/banners at each of the two entrances, for an event at the end of August. The original application indicated that the signs would be in the visibility splays of the driveways, but these have now been amended so as to be on private land.

Assessment

The original entrance drive had two entrance points, one on the Stoneleigh Road, by Mary Lodge, and the other on the Coventry Road, between the Grecian Lodges. The development of the site has resulted in the driveway being divided into two sections, one serving the Abbey itself, and the other serving the two housing estates. The two halves are only closed by a gate by the barn conversions on the south-east side of the Abbey.

The proposed banner signs would measure 2.5 m x 1 m to promote 'Proms at Stoneleigh Abbey' and are considered to be typical of such event signs. In terms of their visibility, they can be seen from some distance and, therefore, are considered to be acceptable from the point of view of highway safety.

The grounds of Stoneleigh Abbey have been used for events in the past, as with the adjoining showground, and it is considered that signs of a reasonable size, such as these, are acceptable for a temporary period.

RECOMMENDATION

GRANT advertisement consent subject to the following conditions:-

CONDITIONS

- 1 The signs shall only be displayed between 1st August and 1st September 2008 and shall be positioned so as not to restrict visibility into and out of the driveways onto the public highway. **Reason:** To protect the character of the Green Belt and the Registered Park and in the interests of highway safety in accordance with policies DP1, DAP1 and DAP11 of the Warwick District Local Plan 1996-2011.

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s), and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful

effects in terms of impact on the Green Belt, the Historic Landscape or highway safety which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.
