

Planning Committee: 14 June 2011

Item Number:

Application No: W 11 / 0101

Town/Parish Council: Bishops Tachbrook
Case Officer: Sandip Sahota

Registration Date: 04/03/11

Expiry Date: 29/04/11

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**Tollgate House, Banbury Road, Bishops Tachbrook, Leamington Spa,
CV33 9QJ**

Display of non-illuminated free-standing double-sided monolith entrance sign
FOR Guide Dogs for the Blind Association

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: "The Parish Council regrettably and reluctantly raises an objection. The Parish Council is concerned that the architects and contractors have not taken into account the rural aspect of this site. We are disappointed to see that the sign has already been erected, no doubt as a result of the construction programme. We are also disturbed by the heavy presence of CCTV on this rural site and the infringement of the privacy of the neighbours at Tollgate Farm. Whilst we wish to be supportive of GBDA, we would like it recorded that we do not believe this sign is suitable for this location especially as it is so well signposted from the highways".

Public response: 1 letter of objection has been received from the occupiers of the neighbouring Tollgate Farm on grounds that a sign of this size and colour will be out of keeping with the countryside.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

Planning permission (ref: W09/0644) for 'erection of a replacement dog breeding centre' was granted planning permission by Members of the Planning Committee at their meeting held on 18 August 2009.

Planning permission (ref: W09/0809) for 'change of use of Tollgate House and The Bungalow from ancillary offices back to residential use providing two units in total' was granted in 2009.

KEY ISSUES

The Site and its Location

The application site relates to the newly constructed guide dog breeding centre on the east side of Banbury Road in a rural location to the south-east of the built up area of Warwick/Leamington. The site itself is bounded by Banbury Road to the west, the existing breeding centre to the north west albeit separated from it

by an access road leading to Tollgate Farm which lies to the north east, and farmland further to the east and south. On the opposite side of the Banbury Road are Oakley Wood Cottages, side onto the road, with the gable of number 1 some 50 Metres from the front hedge along the site's Banbury Road boundary. There is a good boundary hedge to the Banbury Road and part of an ancient woodland to the south, known as Wiggerland Wood.

Details of the Development

Display of non-illuminated free-standing double-sided monolith entrance sign. The dimensions of the proposed sign are 2.6m(h) x 0.9m(w) x 0.08m(d) and it is constructed from polyester powder coated aluminium.

The sign has been sited on the southern side of the access road to the new breeding centre in front of the entrance gates set back from the highway.

Assessment

The main issue in the consideration of this application is the affect of the proposal on the amenity of the area.

The size and design of the proposed entrance sign is typical of those found at entrances to commercial uses of this scale. I recognise that this is a rural location and acknowledge the objections raised by the Parish Council and the neighbour, but consider that as the proposed sign is non-illuminated and is set back from the highway, it does not result in harm to the amenity of this rural location such as to justify a refusal of advertisement consent.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted relates strictly with the details shown on the approved drawings ('A-GF02-012' (elevations only), '2004-16-DNS-05' & 'preferred option 03/03/2011'), and specification contained therein, submitted on 25 January 2011, 18 March 2011 & 4 March 2011) respectively, 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 31 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposals would not detract from the amenity of the area and would not be detrimental to public safety. The proposals are therefore considered to comply with the policies listed.
