

PLANNING APPLICATION NUMBER:P13/1687

Type of approval sought	Advertisement
Ward	Halesowen North Halesowen South
Applicant	Jan Butcher, Marketing Force Limited
Location:	ISLAND AT MUCKLOW HILL/LONG LANE, HALESOWEN, WEST MIDLANDS
Proposal	DISPLAY OF NON-ILLUMINATED ADVERTISEMENT SIGNS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site consists of a vehicular roundabout at the junction of Mucklow Hill (A458), Halesowen Road (A458), Long Lane and Kent Road in Halesowen.
- 2 The surrounding area consists of a local shopping area, with residential beyond.

PROPOSAL

- 3 This is an application under the advertisement regulations for the provision of 4 roundabout sponsorship signs measuring 914mm by 458mm mounted on two black posts 800mm high. Each sign would be set in at least 1m from the edge of the carriageway.
- 4 The proposed signs would allow for the provision of a sponsor's name, a company logo, a short message and contact details (i.e. website, telephone number, address). The signs would also includes a strip stating "*In Partnership with Dudley Metropolitan Borough Council*"
- 5 The signs would be located opposite the roundabout entrances from Mucklow Hill (A458), Halesowen Road (A458), Long Lane and Kent Road.

6 The applicant has provided a supporting statement with the application which states they work with 100 local authorities with roundabout sponsorship throughout the country.

7 The applicant states that it has worked with the Council since 2005 when the signs were first approved at a number of limited sites throughout the borough.

HISTORY

8 None

PUBLIC CONSULTATION

9 None

OTHER CONSULTATION

10 Group Engineer (Highways): Concerns are raised, in that the roundabout has a higher than average accident rate, although it is recognised that there is no proven link between modest advertising signage and accidents.

RELEVANT PLANNING POLICY

- National Planning Guidance (2012)
National Planning Policy Framework
-Paragraph 67
- Unitary Development Plan (2005) (Saved Policies)
DD14 Advertisement Control
- Supplementary Planning Guidance/Documents
PGN 11. Advertisement display guide

ASSESSMENT

11 The main issues are

- Policy
- Amenity

- Public Safety

Policy

- 12 NPPF paragraph 67 states, *“Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority’s detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts”*.
- 13 Saved Policy DD14 of the Dudley Unitary Development Plan states that: *“The Council will resist the erection of any advertisement which is substantially detrimental to the appearance of the building or on land which it is displayed, or to visual amenity of the surrounding area, or is prejudicial to public safety. “ The Council will also require that any advertisement has regard to the safe use and operation of any form of transport”*.

Amenity

- 14 The application site, a traffic roundabout, is located in a principally commercial area, although there are some residential properties along Mucklow Hill close to the site. However, it is not considered that the proposed signs in this case could be argued to be harmful to amenity, particularly due to the modest size of the signs, 914mm by 458mm, and the comparatively large size of the roundabout in question.
- 15 In addition the application site or immediate environs are not subject of designations where such a sign could be considered to be harmful.

Public Safety

- 16 The proposed signs are located at a critical section of the junction where they could potentially distract driver's attention at a point where they need to take exceptional care.
- 17 The highways authority maintain that from a public safety point of view that whilst there is no proven evidence to support that the proposed advertising signs on traffic islands cause accidents, the Highway Authority does maintain concerns in relation to road accidents and in particular, vulnerable road users.
- 18 The recorded accident history at this junction is higher than the normal accident rate.
- 19 In the interests of public safety the Highway Authority would wish to raise safety concerns regarding this application.

CONCLUSION

- 20 The proposed signage is not considered to cause any significant harm to amenity in that such sponsorship signs have become regular and frequent features of traffic roundabouts. In addition the modest size of the signs and their limited number to the roundabout would not result in any significant harm. In addition whilst there are concerns from a highway safety point of view it is not proven that the signs would have a detrimental impact on highway safety. Consideration has been given to Saved Policy DD14 Advertisement Control of the Dudley Unitary Development Plan.

RECOMMENDATION

- 21 It is recommended that the application be APPROVED subject to the following conditions:

Notes to Applicant

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Informative

In order to avoid any visibility obstruction it is imperative that the correct angle and final position of the approved signage is confirmed prior to its final completion on site. Please therefore contact the Highways Authority to ensure that the details are submitted and agreed.

Conditions and/or reasons:

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 to be removed under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. This consent shall remain valid for a period of five years from the date hereof.
7. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Appendix 1, Appendix 2



 = Proposed sign position

SITE D.

Mucklow Hill/Long Lane/Kent Road

Halesowen

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The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied By: **NFS**

Serial number: 001125116

Plot Centre Coordinates: 398210, 284853

Dudley MBC - Roundabout Sponsorship Development Proposal

Appendix 2

Site D – Mucklow Hill/Long Lane/Kent Road, Halesowen
New Site – Propose 4 signs



Total 4 signs:-

- 1 sign at entrance Manor Lane
- 1 sign at entrance Carters Lane
- 1 sign at entrance Spies Lane
- 1 sign at entrance Kent Road

