

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 31st January 2017
Planning Application Report of the Service Lead; Infrastructure, Planning and Development

Application address: Boldrewood Campus, Burgess Road			
Proposed development: Installation of freestanding externally illuminated sign			
Application number	16/01906/ADV	Application type	ADV
Case officer	Matt Griffiths	Public speaking time	5 minutes
Last date for determination:	03/01/2017	Ward	Bassett
Reason for Panel Referral:	Five letters of objection have been received	Ward Councillors	Cllr Hannides Cllr L Harris Cllr B Harris

Applicant: University of Southampton	Agent: Luken Beck MDP Ltd
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	No
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. Policies - SDP1, SDP12, SDP24 and NE6 of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full
Conditionally approve

1. The site and its context

- 1.1 The site is located within the grounds of the University of Southampton's Boldrewood Campus, close to the junction between Bassett Avenue and Burgess Road. Boldrewood has in recent years been redeveloped, a process that is currently ongoing.

2. Proposal

- 2.1 The application proposes a freestanding sign. The sign would be 2.5m in both height and width and sat on a 0.75m stone plinth, bringing the total height of the structure to 3.25m. The sign would be externally illuminated with a stone plinth and bronze (or similar) panel.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (2015) and the City of Southampton Core Strategy (2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.
- 3.3 The Bassett Neighbourhood Plan was adopted on 20th July 2016, and as such can be afforded significant weight as part of the Council's Local Development Plans.

4. Relevant Planning History

- 4.1 15/00788/ADV – Conditionally Approved 18/06/2015
Advertisement application for 50 non-illuminated information and direction signs for Lloyds Register and the University of Southampton - description amended following validation to remove the illuminated main campus sign at the junction of Burgess Road and The Avenue (CS1) and to correct the total number of signs
- 4.2 The redevelopment of the Boldrewood site is associated with a number of related planning applications, however these are of little relevance to the current proposal.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying local Residents Groups and internal consultees. At the time of writing the report **5** representations have been received from surrounding residents and Ward Councillors. The following is a summary of the points raised:
- 5.2 ***The sign by way of its size and illumination would detract from the visual***

character of the Avenue and intrude on views from Southampton Common.

5.3 **Comment**

Addressed within paragraph 6.2 below.

5.4 ***The sign would prove to be a distraction to motorists at a busy junction***

5.5 **Comment**

The Council's Highways Development Management Officer assessed the application and did not raise any concerns that the sign would pose a Highway risk to motorists.

5.6 ***The Boldrewood Campus is already well signposted and clearly visible, the proposed sign is not required.***

5.7 **Comment**

This is not a planning consideration, it is University of Southampton's decision as to whether the sign is required or would be beneficial.

5.8 **Consultation Responses**

5.9 **SCC Trees** – There are trees under two Tree Preservation Orders (T2-438 and T2-026) on site at the location proposed for the sign. If approved, the submission and subsequent agreement of a detailed arboricultural method statement (AMS) is to be made a condition of the approval to demonstrate that the sign can be erected without damage to significant (over 25mm diameter) tree roots). This must be a pre-commencement condition.

REASON: to ensure the safe future retention of these trees in terms of both visual amenity and at a high target area.

5.10 **SCC Highways DM** – The level of illumination is acceptable, and must be installed in such a manner that light cannot be diverted in any other direction than directly at the sign.

6. **Planning Consideration Key Issues**

6.1 The application can only be considered in terms of visual amenity and public safety.

6.2 **Visual Amenity**

6.2.1 The proposed signage would be located within Boldrewood Campus grounds close to the Bassett Avenue/Burgess Road junction. Policy NE6 and paragraph 16 (Trees and Grass Verges) of the Bassett Neighbourhood Plan ensure that development will not be permitted where it would adversely affect the landscape character of the northern approach to the city along Bassett Avenue.

6.2.2 It is considered that the sign would represent an impressive addition to the tree-lined entrance to the city. The verdant nature of the immediate area and the northern approach to the city would remain, and there would be no loss of trees or shrubs as a result of the proposal. The level of illumination is considered to be acceptable, and not such that it would detract from the existing nature of the surrounding sylvan landscape.

6.2.3 The proposed sign is not considered to adversely affect views from Southampton Common. There is a reasonable separation distance of approximately 50 metres from the edge of the Common to the sign itself, across a busy junction serving as a major route into the city. In addition the sign itself is considered to be an attractive proposal that would not detract visually from the area.

6.2.4 Furthermore, the size of the sign is not considered to be excessive, given the setting in which it would be located and the size of the buildings within the Campus, in particular Building 175 located closest to the sign.

6.3 Highway Safety

6.3.1 As per paragraphs 5.5 and 5.10 of this report, it is not considered that the proposed scheme would result in a significant impact on highway safety. The SCC Highways Officer has not raised any concerns with regards to the welfare of motorists or pedestrians in relation to the sign, as such it is considered acceptable in this respect.

7. Summary

7.1 The sign is not considered to adversely affect the wooded landscape character of Bassett Avenue, nor is it considered to have an impact in terms of highway safety. It is proposed a condition is included to ensure no damage is caused to nearby trees as a result of the erection of the sign.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 2(g), 4(j), 4(dd), 6(a), 7(a),

MG for 31/01/2017 PROW Panel

PLANNING CONDITIONS

01. Full Permission Timing Condition (Performance)

The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. Luminance (Performance Condition)

The luminance of the signage for which consent is hereby granted shall not exceed 180 cd/m² and the lighting shall be directed at the sign only.

Reason: In the interests of highway safety and visual amenity.

03. Arboricultural Method Statement (Pre-Commencement Condition)

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason: To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

04. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

POLICY CONTEXT

Core Strategy - (March 2015)

CS13 Fundamentals of Design

City of Southampton Local Plan Review – (March 2015)

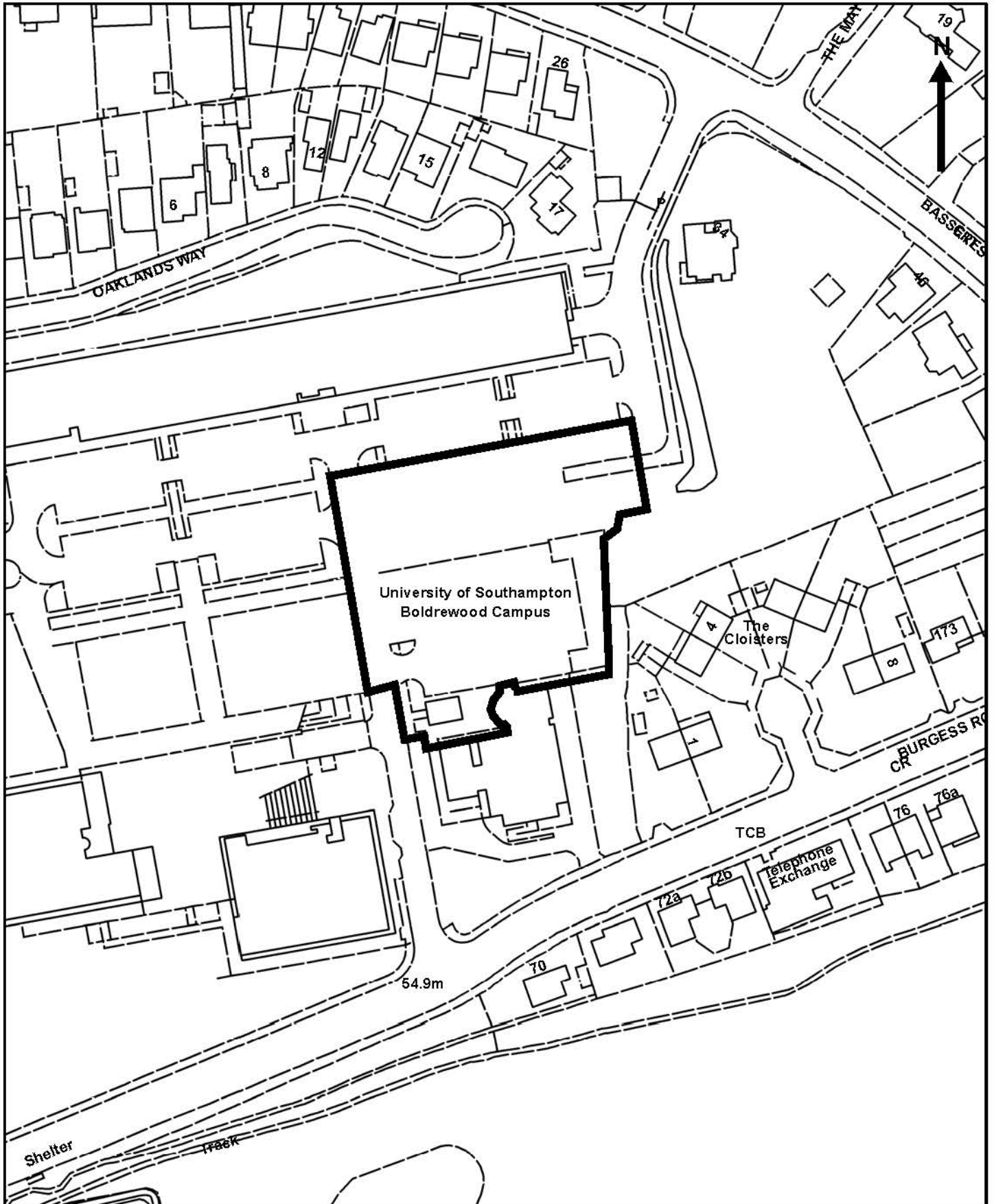
SDP1 Quality of Development
SDP12 Landscape and Biodiversity
NE6 Protection/Improvement of Character

Bassett Neighbourhood Plan – (July 2016)

Other Relevant Guidance

The National Planning Policy Framework (March 2012)

16/01906/ADV



Scale: 1:1,250

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