Wiltshire Council

# The Town and Country Planning Act 1990

## Notice of Advertisement Consent

## Application Reference Number: PL/2023/10923

## Decision Date: 20 March 2024

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|---|---|
| **Applicant:** | Kate Bayley  Bewley Homes<br>Bewley Homes, Inhurst House, Brimpton Road, United Kingdom, RG26 5JJ |
| **Particulars of Development:** | Proposed Pole Mounted Signs, Flagpoles and 'V' Board Sign |
| **At:** | Former Cotswold Community Site, Ashton Keynes, Wilts, SN6 6QT |

**In pursuance of its powers under the above Act, the Council hereby grant ADVERTISEMENT CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below).**

**In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.**

**Conditions:** (4)

1 This consent shall expire at the end of the period of five years from the date of this Notice or upon the closure of the sales office, whichever is sooner.

REASON: To comply with Regulations 14 (7) and (8) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 The signage hereby granted consent shall not be retained on the site after the expiry of five years from the date of this decision.

REASON: To ensure that the signage is removed at the end of the limited period specified, in the interest of amenity and/or public safety.

3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

04712-04 Post Mounted V Board – Elevations Page 2
04712-04 Flags – Elevations Page 3
Received 14/12/23

04712-04 Post Mounted Sign – Elevations Page 7
Both received 26/01/24

04712-04 Site Plan – Page 7
Received 14/03/24

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

4 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 the 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 amenities.

REASON: To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**Informatives:** (3)

5 The applicant is requested to note that the grant of advertisement consent does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary

for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

6 The applicant should note that the grant of advertisement consent does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

*Parvis Khansari* - **Corporate Director, Place**

**NOTES**

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the district and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge)

1.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal – www.planningportal.gov.uk/planning/appeals ).