

**21/01287/ADV
MINOR**

Mr Imre Tolgyesi

**Cllr M Ewart & Cllr M Barrow
CODSALL**

Council Offices Wolverhampton Road Codsall WV8 1PX

Improve external signage throughout the site including, replacing damaged, adding new and applying Codsall Community Hub branding. Adding two window logo images within existing Manifestations for Codsall Community Nursery on the Wolverhampton Road elevation

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 The application relates to the Council building on a corner piece of land between Wolverhampton Road and Histons Hill in the main service village of Codsall. The building has a fairly modern appearance although it was built in the late 1970's and later extended in the late 1980's. There is a large amount of parking surrounding the building with some soft landscaping that has been allowed to mature over the years. There is a large earth bund to the south of the site adjacent to the railway, containing a number of mature trees. There is palisade fencing securing the site from the cutting for the railway line to the south. Planning permission was granted in 2019 for an extension to the existing Council Offices to provide a new library area, retail unit and more prominent entrance from Wolverhampton Road (19/00738/FUL) and work on this is practically complete. The proposal also included the remodel of the existing parking area of Histons Hill, internal re-arrangements and the inclusion of a General Practice Medical Centre. Alterations to this permission was recently made with the change of the retail unit with a children's nursery (21/00818/FUL).

1.1.2 The building is home to South Staffordshire Council as well as the local library. More recently the offices have also become home to a number of private businesses and some County Council Teams, as well as Staffordshire Police. There is parking available to the public on the bottom half of the site and staff only parking on the top half.

1.1.3 The surrounding built form is mixed but predominately residential, especially on the opposite side of Wolverhampton Road and Histons Hill. The Birches shopping parade is found to the southeast, alongside the boundary to the railway line. St Christopher's church is directly opposite the site access on Wolverhampton Road and is a modern building built in the late 1990s. Codsall Middle school is also found on Wolverhampton Road along with Pendrell Court, a 1980s development that is 'of its time' design wise. A separate Council building that is now redundant is found off Histons Hill, also directly opposite the site's second access although this site is earmarked for residential development.

1.1.4 Planning permission was granted in 2019, with alterations made in 2021 for an extension to the existing Council Offices to provide a new library area, children's nursery and more prominent entrance from Wolverhampton Road (19/00738/FUL &

21/00818/FUL). The proposal also included the remodel of the existing parking area of Histons Hill, internal re-arrangements and the inclusion of a General Practice Medical Centre to create the 'Community Hub'.

1.2 Recent Planning History

2000 Two wall-mounted air conditioning units, approved [00/00266/FUL]
2000 Water feature, approved [00/00393/FUL]
2001 Wireless ethernet aerial, approved [01/00377/FUL]
2001 Refurbishment of offices, new roof to courtyard and new entrance canopies, approved [01/01278/FUL]
2001 Installation of new package boiler house and one wall mounted air conditioning unit, approved [01/01329/FUL]
2002 Erection of galvanised fencing, approved [02/00674/FUL]
2002 Install solar shading onto south side of council building, approved [02/01408/FUL]
2008 Alteration to access on Histons Hill, approved [08/00897/FUL]
2009 Installation of roof-mounted photovoltaic solar tiles, approved [09/00265/FUL]
2015 To apply six frosted livery to the windows of S33. All advertising to be applied on the inside of the glass, approved (15/01025/ADV)
2019 New extension to existing council building incorporating entrance, library, cafe and retail unit. Standalone electrical plant room. New soft and hard landscaping, including increase in car and cycle parking, approved (19/00738/FUL)
2021, Change of use from a retail unit to a community day nursery - The unit currently has A1 Shop use, proposed change to E (f) use for a nursery setting. Adding window film to a height of 5 meters from ground level on all publicly accessible windows. Adding a secure 5ft fence and fire gate between the new retail unit and the existing building (gap shown on proposed elevations shaded green) to create an outdoor play space for children attending the nursery, approved (21/00878/FUL)
2021, Installation of a 40meter long open carport over existing car parking spaces with 40Kw solar panel array on top and four EV car charging points below along with a 50kw Battery Energy Storage System housed in a 10' shipping container at the North West end of the car port, approved (21/01032/FUL)
2021, Change of use from a Cafe to Chiropodist, classification E, for the small designated Cafe space within Codsall Community Hub's new build extension, adjacent to the Library, Pending consideration (21/01286/COU)

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 This application relates to an upgrade and improvement of the existing signage around the site to reflect the re-branding of the Council Offices as 'Codsall Community Hub' along with new signage to promote the 'Codsall Community Nursery'.

2.1.2 The signs are to be installed are through the site and relate to a number of provisions, including directional and parking signs within the car parking areas.

Others include a sign for the nursery principal window and two community hub directional signs (1.8m and 2.4m high) all within the sites curtilage.

2.1.3 The two totem signs by the main entrance, off Wolverhampton Road, will be illuminated. The rest of the signs are not to be illuminated.

2.2 Agents Submission

2.1.2 Not applicable

3. POLICY CONTEXT

3.1 The application site is within the development boundary.

3.2 Core Strategy Development Plan Document, December 2012:

EQ9 - Protecting Residential Amenity

EQ11 - Wider Design Considerations

3.3 National Planning Policy Framework (NPPF)

3.4 National Planning Policy Guidance

3.4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

3.4.2 The law makes a clear distinction between the question of whether something is a material consideration and the weight which it is to be given. Whether a particular consideration is material will depend on the circumstances of the case and is ultimately a decision for the courts. Provided regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved in the question of weight.

4. CONSULTATION RESPONSES

Councillor: No comments received, expired 24/12/2021

Codsall Parish Council [received 09/12/2021]: *Recommend approval.*

Environmental Health: No comments received, expired 24/12/2021

County Highways: No comments received, expired 24/12/2021

Neighbours [received 24/12/2021]: One comment received:

- *Concerns with the existing illumination on the frontage of the site [internal lights and illuminated library sign];*

- Request for no new signs/lighting on the frontage elevation. Request for first floor windows to be obscure glazed/frosted glass to reduce light levels.

A site notice was posted on the 07/12/2021 and expired 28/12/2021

5. APPRAISAL

5.1 The application has been referred to planning committee due to the Council being the landowner of the building as well as the applicants.

5.2 Key Issues

- Principle of development
- Visual amenity
- Public Safety

5.3 Principle of development

5.3.1 The NPPF states that advertisements should only be subject to control in the interests of amenity and public safety, therefore the principle of development is acceptable subject to further considerations below.

5.4 Visual amenity

5.4.1 Policy EQ11 states that development should create good design that respects visual amenity. The NPPF states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment and that advertisements which have an appreciable impact on a building, or their surroundings should be subject to the local planning authority's detailed assessment.

5.4.2 The advertisements are of a suitable appearance and are proportionate in scale to the size and style of the building. The submitted plans show 3d imagery of the proposed signage on the building and the illuminated totems near the main access are not too dissimilar to the existing in terms of scale/height. Careful consideration has been given to the neighbour comment received. In addition to the nursery logo, there will be the addition of two new signs near the front entrance. These are both wall mounted and not illuminated. One is required to provide visitors with directional information to access services in the building. The other is required to inform public that CCTV is operational and recording. Whilst I appreciate the neighbours request for no new signage on the front elevation, these elements are of a small scale and non-illuminated and as such it will not affect the neighbour's amenity.

5.4.3 Concerning the existing light levels, the Community Hub Project Manager has confirmed that he has been in regular contact with the neighbour and measures have been undertaken to reduce the buildings impact. The lighting schedules on signs have been adjusted to minimise disruption and the facilities team also switch off lights when locking down the building daily. Obscuring the upper windows is something which they will review going forward.

5.4.4 I therefore do not consider that any adverse harm would be caused upon the amenity of the area because of this application. The proposal is compliant with Policy EQ11 and the NPPF.

5.5 Public safety

5.5.1 The County Highways department have been consulted on the application and any comments will be added to the committee late list. It is not envisaged that the proposal would pose any public safety issues.

6. CONCLUSION

6.1 The advertisements will not have an adverse effect on the visual amenity or public safety of the application site or the immediate locale and is acceptable, in accordance with Policy EQ11 of the adopted Core Strategy and the NPPF. I therefore recommend that the application is approved.

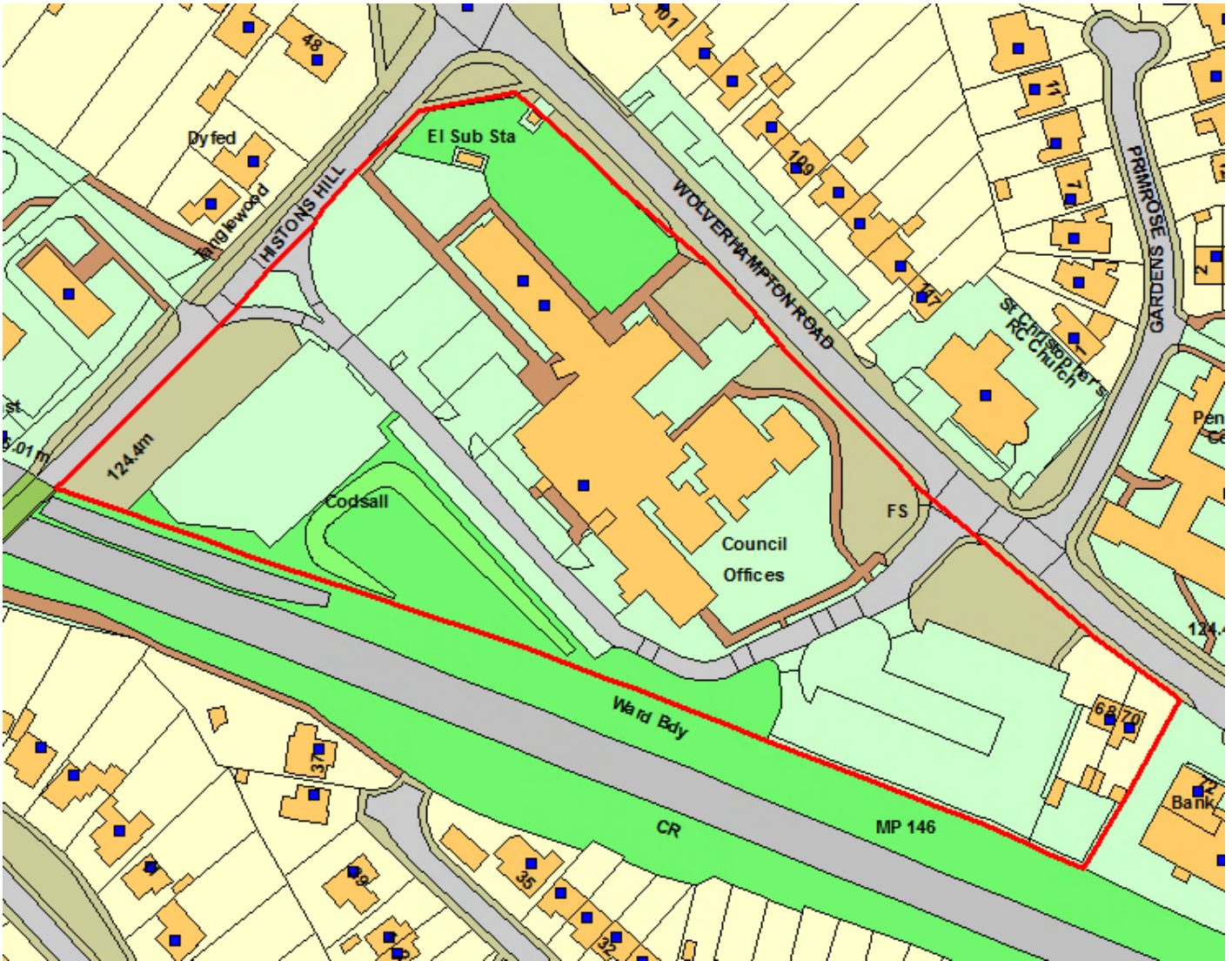
7. RECOMMENDATION - APPROVE Subject to Conditions

Subject to the following condition(s):

1. The consent hereby granted is for a maximum period of 5 years.
2. The development shall be carried out in accordance with the approved drawings: Nursery Window Logo Location, Sign EX10 Car Park Information, Sign EX4 Vehicular, Sign EX5 Pedestrian Totem, Sign EX6 Pedestrian Wall, Sign EX7 Car Park Wayfinding, Sign EX8 Car Park Locational, Sign EX9 Car Park Information, Signs EX11 and 12 New Signs, Sign EX4 Location received 30/11/2021.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2021.



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