



BRANTHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes

23 June 2021, 7.30pm at Brantham Village Hall

PRESENT: Mal Bridgeman (MB) (Chair)
Alastair McCraw (AM)
Eric Osben (EO)

IN ATTENDANCE: Sarah Keys (SK) (Clerk), 2 members of the public

PLC 06.21.01	<p>APOLOGIES FOR ABSENCE</p> <p>The Chair noted apologies from Cllrs Mark Aherne and Paul Seward. Cllr Bridgeman proposed that these apologies were approved, this was seconded by Cllr Osben and aif.</p>
PLC 06.21.02	<p>MINUTES</p> <p>Cllr Osben proposed that the minutes of the meeting on 28 April 2021 were approved, this was seconded by Cllr Bridgeman. Two councillors voted in favour of the motion, one councillor abstained from the vote. The motion was carried. These will be signed at the next available opportunity.</p>
PLC 06.21.03	<p>DECLARATION OF INTEREST</p> <p>None</p>
PLC 06.21.04	<p>PLANNING APPLICATIONS</p> <p>DC/21/03343 Land South Of, Brooklands Road, Brantham</p> <p>Application for Advertisement Consent. 2off Main Sign Tri-Sets, 1off Taylor Wimpey Logo Fascia, 3off Stud & Socket Lettering, 5off Leader Boards, 4off Static Flag Poles and 1off Sales Fascia at Office. All signage is located leading to Show Homes and will identify Routes, Deals, House Types, Site Name and Contact Details.</p> <p>BPC MADE THE FOLLOWING COMMENTS:</p> <p>The erection of such signs/advertisements are regulated by The Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Deemed consent does not apply in this situation since the signs/advertisements do not fall within the Classes stated within Schedule 1 of the Regulations. The applicant is therefore required to submit an application for express consent. These signs/advertisements fall within the requirements of Schedule 2, the standard conditions.</p> <p>These signs/advertisements fall within the requirements of Schedule 3, Classes of advertisement for which deemed consent is granted. It is noted however that express consent is required in order to display any sign/advertisement which does not comply with the specific conditions on the class to which the sign/advertisement would otherwise be subject.</p> <p>This application appears to be covered by Class 3c.(An advertisement relating to the carrying out of building or similar work on the land on which it is displayed, not being land which is normally used, whether at regular intervals or otherwise, for</p>



the purposes of carrying out such work.) and BPCs comments are based on that assumption.

BPC Comments:

Class 3c Condition and Limitation 1 states "Except in the case mentioned in paragraph (4), not more than one advertisement shall be displayed at any one time on each road frontage of the land, in respect of each separate development project; and where (otherwise than as authorised by paragraph (4)) more than one advertisement is displayed, the first to be displayed on any frontage shall be taken to be the one permitted. "

Summary

BPC is satisfied that it is common industry practice to advertise a development, especially as a marketing exercise. BPC request therefore that BDC assess the current application in regard to compliance with the specific Class conditions stated above. Given the number of various and differing signs involved, BPC would also request that BDC assess each sign as compliant in regard to the sizes and heights permitted by the Regulations for that Class.

NB. For general information only:

The supplied location plan indicates the area affected by the advertisement application by a blue square, representing the detailed area contained within detailed drawing 20842- SAL/D. This is noted as "Show Home Entrance Location". BPC would advise that this is incorrectly located, ie in the wrong place. This must be corrected before any consent is granted.

The location plan also shows a red line boundary, which is an industry standard commonly used to indicate the development site boundary. This also appears to be incorrect since it includes the north west corner of the original field, and which is clearly not part of this development, and probably in other ownership.

DC/21/03092

Land Off, Bergholt Road, Brantham, Suffolk

Application for Advertisement Consent - Erection of 2No Signs.

BPC MADE THE FOLLOWING COMMENTS:

The erection of such signs/advertisements are regulated by The Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Deemed consent does not apply in this situation since the signs/advertisements do not fall within the Classes stated within Schedule 1 of the Regulations. The applicant is therefore required to submit an application for express consent.

These signs/advertisements fall within the requirements of Schedule 2, the standard conditions.

These signs/advertisements fall within the requirements of Schedule 3, Classes of advertisement for which deemed consent is granted. It is noted however that express consent is required to display any sign/advertisement which does not comply with the specific conditions on the class to which the sign/advertisement



would otherwise be subject.
This application appears to be covered by Class 11, directional advertisement, and BPCs comments are based on that assumption.

BPC Comments

The description of this Class is given as “An advertisement on a **single flat surface** directing potential buyers and others to a site where residential development is taking place.”

The Conditions and limitations are given as follows. (The highlighted conditions are those which BPC consider relevant and which need to be enforced.)

No advertisement may exceed 0.15 square metre in area.

No part of the advertisement may be of a retroflective material.

The design of the advertisement may not be similar to that of a traffic sign.

The advertisement is to be displayed on land adjacent to highway land, in a manner which makes it reasonably visible to an approaching driver, but not within 50 metres of a traffic sign intended to be observed by persons approaching from the same direction.

No advertisement may be more than two miles from the main entrance of the site.

The person who proposes to display the advertisement shall notify the local planning authority, in writing, at least 14 days before the advertisement is first displayed, of the place at which, and the first date on which, it will be displayed.

No advertisement may be displayed after the development of the site is completed or, in any event, for more than 2 years.

Illumination is not permitted

No character or symbol on the advertisement shall be less than 0.04 metre high or more than 0.25 metre high.

No part of the advertisement may be more than 4.6 metres above ground level, or 3.6 metres in an area of special control.

Summary:

These signs are not erected on the land to which they refer, ie not where construction works are taking place. The advertisement cannot therefore be considered as being subject to Class 3c.

There are two signs where there should only be a single sign of much reduced size. The single allowable sign must be at least 50 metres from any road sign pointing in the same direction.

The current signs have been erected within the boundary of the Dedham Vale AONB. There has been no prior consultation with either BPC or Dedham Vale AONB Management. It is believed that this area is therefore one of “special control”. BPC have advised Dedham Vale of this matter and would expect their comments to be taken into account.



	<p>Given the above factors, BPC request that this Application be amended in order to provide compliance with the Class 11 Conditions and Limitations.</p> <p>DC/21/03279 12 Sycamore Way, Brantham Erection of single storey side and rear extensions, including alterations to existing roofs, conversion of garage to additional living accommodation and insertion of new ground floor side window. BPC MADE NO COMMENT</p> <p>DC/21/03235 Bridge Garage, Cattawade Street, Brantham Construction of part pitched roof replacing existing flat roof, Insertion of 6no rear rooflights, Insertion of roller shutter to front elevation stopping up existing side opening. BPC MADE NO COMMENT</p> <p>DC/21/03212 Washington House, Brantham Hill, Brantham, Suffolk CO11 1SD Application for works to trees subject to a Tree Preservation Order (BT105/T1) - Remove overhang of 1no Oak by up to 4m. Crown lift lower branches by 2m. Remove branches sprouting from cracked major limb (Relieve stress and to stop failure) BPC MADE NO COMMENT</p> <p>DC/21/03122 1 Victor Villas, Bergholt Road, Brantham, Suffolk CO11 1RB Erection of single storey side extension (following removal of conservatory) BPC MADE NO COMMENT</p> <p>SCC/0045/21B Brooklands Primary School, Palfrey Heights, Brantham, CO11 1TU Expansion to include 4 additional teaching spaces, ancillary spaces, demolition of swimming pool, additional car, scooter and cycle parking and artificial grass pitch. BPC MADE NO COMMENT</p> <p>DC/21/03539 6 Valley Close, Brantham, Suffolk, CO11 1QG Erection of single storey side extension. BPC MADE NO COMMENT</p>
PLC 06.21.05	<p>PLANNING RESULTS</p> <p>DC/20/04099 Brantham Place, Church Lane, Brantham Application for a Non Material Amendment relating to DC/20/04099 - Adjustment to position of garage of Plot 19 in order to retain existing apple tree.</p>



	<p>AMENDMENTS APPROVED</p> <p>DC/21/01709 4 School Lane, Brantham, Manningtree, Suffolk CO11 1QE Erection of a single storey rear extension, loft conversion and creation of front porch (following demolition of existing conservatory) PLANNING PERMISSION GRANTED</p> <p>Discharge of Conditions Application for DC/21/00458- Condition 3 (Materials) 30 New Village, Brantham, Manningtree CONDITIONS SATISFIED</p> <p>DC/21/01881 Glebe Lodge, 7 Church Lane, Brantham, Suffolk CO11 1PU Installation of new dormer window. PLANNING PERMISSION GRANTED</p> <p>DC/21/02238 The Old School, Church Lane, Brantham, Suffolk Application for Removal or Variation of a Condition following grant of Planning Permission DC/18/05495 dated 21/02/2019 - Erection of 1No dwelling. Town and Country Planning Act 1990. Vary Condition 2 (Approved Plans and Documents) and remove Condition 8 (Biodiversity Enhancement Strategy). PLANNING PERMISSION GRANTED</p>
PLC 06.21.06	<p>CORRESPONDENCE AND LATE PLANNING APPLICATIONS None.</p>
PLC 06.21.07	<p>DATE OF NEXT MEETING Wednesday 28 July 2021, 7.30pm, Brantham Village Hall</p>

MEETING FINISHED AT 7.37pm

SIGNED.....DATED.....