

**Application No:** 200295/ADV

**Address:** Tesco Superstore, Portman Road, Reading, RG30 1AW

**Proposal:** 1x 42" LCD media screen; 3x 1250mm x 700mm flag pole signs, overall 2450mm in height

**Case Officer:** David Brett

**Applicant:** Mr Andy Horwood, Tesco

### **Site Description and Surrounding Area**

The proposal site is the car park a Tesco Superstore located on Portman Road. The proposal site backs on to Portman Road, where access to and from the superstore is to the east of the car park. The west side of the car park is lined with protected trees which obscured the view of dwellings along Chester Street. The proposed signage for the associated electric vehicle charging stations will be situated to the south west of the car park, near the onsite hand car wash.

The proposed LCD screen and flag poles were already in place at the time of the [site visit on Thursday 12<sup>th</sup> March](#). As such, this is being treated as a retrospective application.

### **Proposal**

Proposed installation of 1x 42" LCD media screen; 3x 1250mm x 700mm flag pole signs, overall 2450mm in height

### **Plans Considered**

The applicant supplied the following:

- Site Location Plan - Area 16 HA
- Flat Post Details
- Media Charger with Screen Details
- Datasheet - POD Point Media Twin
- Proposed Site Plan\_Signage - 02\_5528\_02A
- Proposed Site Plan\_Signage - 02\_5528\_02B
- Proposed Site Plan\_Signage - 02\_5528\_02C

Plans received on 24<sup>th</sup> February 2020.

### **Relevant Planning History**

None

### **Consultation Responses**

Reading Borough Council, Transport - No response has been received.

Reading Borough Council, Environmental Protection - No response has been received.

### **Equality Act 2010**

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

### **Relevant Planning Policy and Guidance**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material

considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy, Sites and Detailed Policies Document and Reading Central Area Action Plan) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural, or similar interest.

Factors relevant to public safety include highway safety and whether the advert would hinder security or surveillance devices, including speed cameras.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

NPPG: Advertisements

Reading Borough Local Plan (Adopted November 2019)

- OU4: Advertisements
- CC7: Design and the Public Realm
- EN15: Air Quality
- TR3: Access, Traffic and Highway-Related Matters

The main issues to be considered are:

- A. Character and Appearance, Security and Public safety (Reading Borough Local Plan Policy OU4)
- B. NPPG: Advertisements - [Considerations affecting public safety](#)
- C. Air Quality

## Appraisal

### A) Reading Borough Local Plan Policy OU4: Advertisements

The Reading Borough Local Plan advertisements policy (OU4) states that all adverts need to comply with the following criteria in order to be approved:

|                                                                                                                                                                                                               |                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Advertisements will not obstruct windows, any other sign already located on the building, or cut across significant architectural features such as historic fascias, windows, pilasters, cornices or scrolls. | <b>Complies</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|

|                                                                                                                       |                 |
|-----------------------------------------------------------------------------------------------------------------------|-----------------|
| Where a shop or business occupies more than one adjacent unit, the advertisement will not run between the shopfronts. | <b>Complies</b> |
|-----------------------------------------------------------------------------------------------------------------------|-----------------|

|                                                                                                                                                                               |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Advertisements on listed buildings or in Conservation Areas will respect or enhance the building or area, and will respect the key features of the special historic interest. | <b>Complies</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|

|                                                                                                  |                 |
|--------------------------------------------------------------------------------------------------|-----------------|
| Advertisements will not reduce visibility for users of the highway or accesses onto the highway. | <b>Complies</b> |
|--------------------------------------------------------------------------------------------------|-----------------|

|                                                                                                               |                 |
|---------------------------------------------------------------------------------------------------------------|-----------------|
| Illumination should not detract from the amenity of the area or pose a safety hazard to users of the highway. | <b>Complies</b> |
|---------------------------------------------------------------------------------------------------------------|-----------------|

|                                                                                           |                 |
|-------------------------------------------------------------------------------------------|-----------------|
| Advertisements should not obscure the sight lines of cameras installed for public safety. | <b>Complies</b> |
|-------------------------------------------------------------------------------------------|-----------------|

B) NPPG: Advertisements - [Considerations affecting public safety](#)

The NPPG (in particular in this instance Paragraph: 068 Reference ID: 18b-068-20140306 & Paragraph: 078 Reference ID: 18b-078-20140306) provides guidance as to the considerations affecting public safety. These are detailed below (in *italics*), together with officer responses in relation to the proposal (in **bold**):

*The main types of advertisement which may cause danger to road users are:*

|                                                                                                                                                                                                                                                                                                                                  |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| (a) <i>those which obstruct or impair sight-lines at corners, bends or at a junction, or at any point of access to a highway</i>                                                                                                                                                                                                 | <b>Complies</b> |
| (b) <i>those which, because of their size or siting, would obstruct or confuse a road-user's view, or reduce the clarity or effectiveness of a traffic sign or signal, or would be likely to distract road-users because of their unusual nature</i>                                                                             | <b>Complies</b> |
| (c) <i>those which effectively leave insufficient clearance above any part of a highway, or insufficient lateral clearance for vehicles on the carriageway (due allowance being made for the camber of the road-surface)</i>                                                                                                     | <b>Complies</b> |
| (d) <i>those externally or internally illuminated signs (incorporating either flashing or static lights) including those utilising light emitting diode technology</i>                                                                                                                                                           |                 |
| i) <i>where the means of illumination is directly visible from any part of the road</i>                                                                                                                                                                                                                                          | <b>Complies</b> |
| ii) <i>which, because of their colour, could be mistaken for, or confused with, traffic lights or any other authorised signals</i>                                                                                                                                                                                               | <b>Complies</b> |
| iii) <i>which, because of their size or brightness, could result in glare and dazzle, or distract road-users, particularly in misty or wet weather</i>                                                                                                                                                                           | <b>Complies</b> |
| iv) <i>which are subject to frequent changes of the display</i>                                                                                                                                                                                                                                                                  | <b>Complies</b> |
| (e) <i>those which incorporate moving or apparently moving elements in their display, or successive individual advertisements which do not display the whole message</i>                                                                                                                                                         | <b>Complies</b> |
| (f) <i>those requiring close study (such as Public Information Panels), which are situated so that people looking at them would be insufficiently protected from passing vehicles; or those advertisements sited on narrow footpaths where they may interfere with safe passage by causing pedestrians to step into the road</i> | <b>Complies</b> |
| (g) <i>those which resemble traffic signs, as defined in <a href="#">section 64 of the Road Traffic Regulation Act 1984</a>, and may therefore be subject to removal by the traffic authority under <a href="#">section 69</a> of that Act, for example</i>                                                                      |                 |
| i) <i>those embodying red circles, crosses or triangles, or any traffic sign symbol; or those in combinations of colours which might otherwise be mistaken for traffic signs; or</i>                                                                                                                                             | <b>Complies</b> |
| ii) <i>those incorporating large arrows or chevrons with only the arrow or chevron made of retroflective material or illuminated, causing confusion with similar signs in use at, or approaching roundabouts</i>                                                                                                                 | <b>Complies</b> |
| (h) <i>those which embody directional or other traffic elements and which need special scrutiny because of possible resemblance to, or confusion with, traffic signs, for example, advertisements which</i>                                                                                                                      |                 |
| i) <i>contain a large arrow or chevron (or have a pointed end and have only a few words of message)</i>                                                                                                                                                                                                                          | <b>Complies</b> |
| ii) <i>invite drivers to turn right on a main road, or where there is fast moving traffic</i>                                                                                                                                                                                                                                    | <b>Complies</b> |
| iii) <i>invite drivers to turn, but are sited so close to the turning that there is not enough time to signal and turn safely</i>                                                                                                                                                                                                | <b>Complies</b> |
| iv) <i>are so close to similar advertisements, or official traffic signs, that road-users might be confused in the vicinity of a road junction or other traffic hazard</i>                                                                                                                                                       | <b>Complies</b> |
| <i>The prevention of crime is a public safety consideration and local planning authorities should consider whether granting express consent could block the view of CCTV cameras, or whether illumination from an advertisement would cause glare on such cameras.</i>                                                           | <b>Complies</b> |

## C) EN15: Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

### Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and Advertisement Consent can be granted.

### Recommendation

CONSENT

### CONDITIONS

#### A1: STANDARD ADVERT REQUIREMENTS

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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 amenity.

REASON: In accordance with Schedule 2, Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

#### AD1: ADVERT LUMINANCE

The maximum luminance from the sign hereby consented shall not exceed 600 cd/m2.

REASON: To protect the visual amenity and avoid excessive glare that could lead to a danger to highway users in accordance with Policy CC7 and OU4 of the Reading Borough Local Plan 2019.

#### AD2: APPROVED PLANS (ADVERTS)

The advertisements hereby consented shall be carried out in accordance with the following approved plans:

- Site Location Plan - Area 16 HA
- Flat Post Details
- Media Charger with Screen Details
- Datasheet - POD Point Media Twin
- Proposed Site Plan\_Signage - 02\_5528\_02A
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Plans received on 24<sup>th</sup> February 2020.

REASON: For the avoidance of doubt and to ensure that the advertisement is carried out in accordance with the details hereby approved in accordance with Policy OU4 of the Reading Borough Local Plan 2019.

## INFORMATIVES

### IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

### IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

## APPENDIX



Figure 1 Media screen for associated charger



Figure 2 Media screen and flags