

## Delegated Report

**Planning Ref: 24/00982/ADV**  
**Applicant: MRS HELEN PARKER**  
**Ward: Ratby, Bagworth and Thornton**



Hinckley & Bosworth  
Borough Council

**Site: The Railway Inn, 191 Station Road, Ratby**

**Proposal: Illuminated projecting sign, illuminated fascia sign, 5 non illuminated signs and additional decals**

---

### **1. Recommendations**

#### **1.1. Grant advertisement consent subject to:**

- Planning conditions outlined at the end of this report

### **2. Planning application description**

2.1. The application is for advertisement consent for the installation of a number of illuminated and non-illuminated advertisements to the exterior of the Railway Inn public house.

2.2. The illuminated advertisements will be lit at a luminance level of 300 cd/m2.

### **3. Description of the site and surrounding area**

3.1. The development site is located within the settlement boundary of Ratby, and is located on Station Road. The site is a public house with customer parking located to the northern side and rear. The site is located within a residential area with residential dwellings to the north, west and south and residential gardens to the east.

### **4. Relevant planning history**

None

### **5. Publicity**

5.1. The application has been publicised by sending out letters to local residents.

5.2. A site notice was also posted within the vicinity of the site.

5.3. One neighbour objection was received which relates to:

- Light from the illuminated advertisements would detrimentally impact their residential amenity.

### **6. Consultation**

6.1. Ratby Parish Council: No comments received.

### **7. Policy**

7.1. Core Strategy (2009)

- No relevant policies

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation

- Policy DM23: High Quality Shop Fronts and Advertisements

### 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

### 7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

## 8. Appraisal

### 8.1. Key Issues

- Impact upon the character of the area
- Impact upon highway safety

#### **Impact upon the character of the area**

8.2 Paragraph 141 of the National Planning Policy Framework (NPPF) states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment.

8.3 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.

8.4 Policy DM23 of the SADMP sets out the circumstances in which applications for outdoor advertisements will be approved by the Borough Council. The circumstances include the requirement for advertisements to reflect local character and materials, to be appropriately scaled and to be of an acceptable level of luminosity so not as to lead to obtrusive light.

8.5 The proposal is for advertisements, including both illuminated and non-illuminated to the exterior of The Railway public house with associated external lighting located around the exterior of the building. The luminance as proposed is 300 cdm<sup>2</sup> which is considered an acceptable level of luminance as would not cause detrimental impacts to the character of the area or neighbouring residents.

8.6 The proposed advertisements included a trough lit totem advertisement sign, panel signs, notice boards and external wall lights. When considering the existing advertisements, the replacement elements such as the public house name wording is considering acceptable in its scale. The design and location of the advertisements is considered acceptable in terms of its impact on the character of the area, it is considered that the advertisements would contribute positively.

8.7 Overall the proposal is considered acceptable and would have no detrimental impacts to the character of the area. As such the proposal is considered in accordance with Policy DM10 and DM23 of the SADMP.

#### **Impact upon highway safety**

8.8 Policy DM17 of the SADMP requires development to not have a significant impact upon highways safety.

8.9 Policy DM23 of the SADMP also requires advertisements to be of an acceptable level of luminosity so not as to lead to obtrusive light.

8.10 The proposal is located on Station Road, Ratby which is a key road through the village. The level of luminance proposed is less than 300 cd/m<sup>2</sup> which is considered

to be acceptable within this area. The size and position of the signs would not give rise to an unacceptable level of pedestrian or vehicular safety, given the existing advertisements and scale in relation to the building itself.

- 8.11 It is therefore considered that the proposed advertisement would not cause any material impacts upon pedestrian or vehicular safety in compliance with policies DM17 and DM23 of the SADMP.

### **Equality implications**

- 8.12 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
  - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 8.13 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 8.14 There are no known equality implications arising directly from this development.

- 8.15 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **9. Conclusion**

10. Overall the proposal is deemed acceptable within the context of the street scene and would preserve the character and appearance of the area. The illumination and projection of the advertisement would not cause any significant impacts upon pedestrian or vehicular safety nor residential amenity given the existing illuminated advertisement and the proposed luminance levels. The proposed development is therefore deemed acceptable in accordance with Policies DM10, DM17, DM23 of the SADMP, and the wider policies of the NPPF

## **11. Recommendation**

- 11.1 **Grant advertisement consent** subject to:

- Planning conditions outlined at the end of this report

### **11.2 Conditions and Reasons**

1. The grant of express consent shall expire at the end of a period of five years from the date of this notification.

**Reason:** To comply with the requirements of Regulation 16(2) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

- a) 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

- b) No advertisement shall be sited or displayed so as to:-

- (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)

- (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air

- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

- c) 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

- d) 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

- e) 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:** To comply with the requirements of Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. The signs permitted by this consent shall only be illuminated during the opening hours of the premises to which it relates.

**Reason:** To comply with the requirements of Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. The illuminated advertisements hereby permitted shall only be statically illuminated and shall not have a degree of brightness exceeding 300 candelas per square metre.

**Reason:** In the interests of the visual amenities of the locality and the character and appearance of the area and so that drivers of vehicles on the highway are not dazzled or distracted in accordance with Policy DM23 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The advertisement(s) hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Application Form
- Site Location Plan
- Plans Document Drg No. 31543v01 Pg. 2-8

**Reason:** To protect the visual amenity of the area to accord with Policies DM1 and DM23 of the Site Allocations and Development Management Policies Development Plan Document.

### 11.3 **Notes to applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.