

39 The Oaks Square Waterloo Road Epsom Surrey KT19 8AS

Erection of an internally illuminated fascia sign.

Ward:	TOWN
Contact Officer:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPOXW9GYGP200>

2 Summary

- 2.1 This application is for a replacement sign on a shop unit in the Ebbisham Centre.

3 Site description

- 3.1 The Ebbisham Centre is one of the focal points of the Town Centre and contains Epsom's Public Library as well as other Community Facilities. The Area around the centre is made up of a mixture of residential and commercial properties. On the street level there is a street café area outside the existing restaurants. The residential properties are situated at the upper levels of the development.

4 Proposal

- 4.1 This proposal seeks permission for a replacement fascia sign above a shop unit in the Ebbisham Centre.
- 4.2 The sign would measure 8250mm (l) x 660mm (h) and would comprise a black satin finished box with white, internally illuminated, individual stencil cut lettering denoting "Dia y Noche Lounge".

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 2 neighbouring properties. To date (06.07.2015) no letters of objection have been received.

6 Consultations

- 6.1 Surrey County Council Highways: - has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
17/00378/FUL	Under Consideration	Variation of condition 15 of planning permission 98/00104 dated 31/03/99 to allow an extension of opening hours of food and drink premises for an extra hour on Friday & Saturday evening from 23:00 until 24:00, Christmas eve (evening) 23:00 until 01:00 on Christmas Day, New years eve (evening) 23:00 until 01:30 on New Years Day, St Georges Day 23:00 until 24:00, St Patricks Day 23:00 until 24:00, and Halloween 23:00 until 24:00. Installation of retractable awning.	

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 2: Ensuring Vitality of Town Centres

Core Strategy 2007

Policy CS14 Measures to improve Epsom Town Centre

Development Management Policies September 2015

Policy DM15 Advertisements

Supplementary Planning Guidance 2012

Shopfront Design Guide

9 Planning considerations

- 9.1 Under the Advertisement Regulations 2007, the main issues to consider in the determination of this application are whether the proposed signage would harm highway safety or public amenity.

Impact on Public Amenity

- 9.2 Policy DM15 requires that proposals for advertisements must demonstrate that their design and siting does no demonstrable harm to the character of the surrounding townscape and that they have no adverse effect upon a conservation area and its wider setting.
- 9.3 The application site forms part of a number of restaurants which form part of the Ebbisham Centre. There is no objection in principle to the proposed signage, as it is of good quality, durable materials and sits comfortably within the fascia area.
- 9.4 It is therefore concluded that the signage would comply with policy DM15.

Highway Safety

- 9.5 Surrey County Council –Highways have confirmed that there are no highway safety concerns with the proposed advertisements.

Community Infrastructure Levy

- 9.6 This application does not require any levy.

10 Recommendation

- 10.1 Grant subject to conditions:-

Condition(s):

- (1) Standard Advertisement Conditions**
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:**

Signage details received 22.05.2017

Reason: for the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007

Informative(s):

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**