

SCHEDULE A: Applications with Recommendation

21/0393

Item No: 10

Date of Committee: 23/07/2021

Appn Ref No:
21/0393

Applicant:
Initial Parking Limited

Parish:
Burtholme

Agent:
Fisher German LLP

Ward:
Brampton & Fellside

Location: Car Parks at Lanercost Priory & Tearooms, Lanercost, Brampton, CA8 2HQ

Proposal: Display Of Non Illuminated Signage Associated With Payment Machines And ANPR Cameras

Date of Receipt:
28/04/2021

Statutory Expiry Date
23/06/2021

26 Week Determination

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

- 1.1 It is recommended that Members issue a split decision on the application and approve the signs for Naworth Tea Rooms, subject to conditions, and refuse the signs for the Priory car park.

2. Main Issues

- 2.1 Impact upon amenity;
2.2 Impact upon public safety; and
2.3 Other matters.

3. Application Details

The Site

- 3.1 The application relates to Lanercost Priory which is a historic site located within a rural location on the eastern side of the C1025 approximately 2.7km from the market town of Brampton. The Priory was founded c1166 for canons of the Augustinian order, and dissolved in 1537, when it passed to the Dacre family. A considerable proportion of the site of the Priory is free

of later buildings, and is scheduled as an ancient monument under the provisions of the Ancient Monuments and Archaeological Areas Act 1979 (as amended). A number of key medieval buildings, including the nave of the Priory church, a fortified tower house now used as the Vicarage, the Dacre Hall and the remains of the outer gatehouse all survive, and are listed as Grade 1. The significance of the site, as a well preserved example of a medieval monastic house, is reflected in the extent of designation of its surviving features.

- 3.2 Access to The Priory, Vicarage, Dacre Hall etc is via a private access road located to the east of the C1025 by the existing outer gatehouse. The access leads to a tarmaced area in front of the church which provides circa 40 parking spaces.
- 3.3 There are a complex of buildings next to Lanercost Priory to the south west extending up to the roadside which were subject to redevelopment in 2005. The former agricultural sandstone buildings which the Council's Heritage Officer regards as curtilage listed, are arranged around two courtyards form part of setting of the Priory. The buildings closest to the road frontage are used as Tea Rooms with the other buildings formed round the second courtyard used as holiday lets/residential use. The buildings are served by a separate access from the highway with a car park (providing circa 80 car parking spaces) located to the south. The boundaries of the car park consist of native hedgerows.
- 3.4 The land to the north of Lanercost Priory consists of the priory grounds which has a number of trees covered by Tree Preservation Orders. The remaining surrounding land is agricultural. The nearest non associated residential properties are located to the north and wrap round the corner of the C1025 with the junction of the C1029 leading from Lanercost-Garthside/Walton.

The Proposal

- 3.5 The application seeks Advertisement Consent for the erection of non-illuminated signage in association with payment machines and ANPR cameras to serve the Tea Room car park and the the Priory car park.
- 3.6 Two of the proposed double posted signs serving the Tea Rooms car park will be situated within the car park itself, tucked behind the existing hedgerow which runs parallel to the road and located either side of two proposed 1.89 metre high payment machines (which are subject of a separate application). The other single sign serving the Tea Rooms car park will be located on the right hand side of the car park entrance immediately adjacent to the existing hedgerow. The two signs within the car park will be mounted on double 2 timber poles with a maximum height of 2 metres. Each sign will be 1.2 metres wide, 1 metre in height with the lowest part of the sign 0.9 metres from ground level. The remaining sign will be mounted on a single 2 metre high timber pole and will be 0.6 metres wide, 0.8 metres in height with the lowest part of the sign 1.1 metres from ground level.

- 3.7 There are three signs also proposed to serve the Priory car park. Two of the signs (located either side of two proposed 1.89 metre high payment machines subject of a separate application) will be located just as you enter the Priory car park from the private access track on the left hand side with the remaining sign located to the west of the listed gateway behind an existing timber post and rail fence which delineates the western boundary of the grounds of the Priory. All three single signs will be mounted on single timber poles with a maximum height of 2 metres. Each sign will be 0.6 metres wide, 0.8 metres in height with the lowest part of the sign 1.1 metres from ground level.
- 3.8 The proposed signs serving both car parks will display car parking information with regard to tariff charges and parking regulations. The final colour of the signage has not been confirmed however the agent has confirmed that the car parking operator works with the landowner to create bespoke signage with the wider estate in mind. For example parking signs at an operational car park at Belvoir Castle are brown and black with the castle logo included. Similar signage approved at the Lowther Estate is also to be in the estate colours. The agent has therefore confirmed that the proposed signage is likely to include the Naworth Estate colours and emblem (red and white) and are happy to accept a planning condition in relation to this. The supporting documents accompanying the application confirms that the car park intends to run to the standards of the British Parking Association (BPA) and the proposed signage for the site is the absolute minimum to comply with the BPA standards.
- 3.9 Members should be aware that the application as first submitted included signs for both car parks in different locations and 1 metre higher in height. During consideration of the application the proposed signage has been changed to that described in paragraphs 3.6-3.7 above.

4. Summary of Representations

- 4.1 This application has been advertised by the display of 2 x site notices, a press notice and by means of notification letters sent to 27 neighbouring properties/interested parties. In response to the original consultation undertaken 9 objections (two of which are from the same property) have been received.
- 4.2 The objections received are summarised as follows:
1. Impact upon the setting and visual impact of the Grade I listed structure and scheduled monument;
 2. Application is invalid as sign will have to be submitted on land belonging to Cumbria County Council or land designated as a scheduled monument;
 3. Sign will affect sites iconic setting and a centuries old image;
 4. If the sign is to be within the boundary of the scheduled monument then a relevant application will have to be made to the Secretary of State for Digital, Culture, Media and Sport through Historic England;

5. Sign proposed is disproportional to any suggested public benefit;
6. Impossible to argue that the Priory car park is essential car parking;
7. Previous and recently removed sign by the applicant was discreetly located and did not affect the historic setting of the Priory and Gatehouse;
8. Object to the principle of parking charges;
9. Concern that charging for parking will displace parked cars onto highway verges and associated highway safety issues as a result;
10. A rural location has no need for signage and cameras;
11. Negative impact upon existing users and operators of the site as a result of car park charging;
12. Principle of charging people coming to church or visiting a graveyard is unacceptable.
13. Camera pole will be unsightly and intrusive;
14. Paid parking cannot be implemented on the Garth area unless agreed by a majority vote of the three landowners concerned;
15. Impact on human rights and personal data from the siting of a camera pole;
16. Thirlwall Parish Council object to the principle of payment machines at the Priory;
17. Query of level of consultation/notification undertaken;
18. Impact upon key views to the priory,
19. Proposal is contrary to Policies HE1, HE2, SP8, IP3, CM3, EC9 of the Carlisle District Local Plan 2015-2030;
20. Proposal will result in no public benefit;
21. Probable that the application fails to meet the Code of Practice of the British Parking Association;
22. Any illumination if required will further detract from the character of the site; and
23. Impacts of siting of payment machines 160m from the front of the church on mobility-impaired persons.

4.3 Amended plans have been received during consideration of the application relocating the payment machines and signs for the Priory and Tearooms. Reconsultation has been undertaken with all the properties originally consulted as well as with all interested parties who made representations on the original plans submitted. In response an additional objection has been received as well as 4 further objections from interested parties who originally made representations to the proposal. The objections are summarised as follows:

1. Object to charges at the Priory;
2. Proposal will displace parking to the road outside and associated highway safety concerns as a result;
3. Query whether disabled drivers/passengers would have to pay;
4. Query regarding level of consultation;
5. Impact of the proposal on the historic setting of the site and the sites iconic image from the gateway;
6. The site is unlike Belvoir Castle of which it has been compared to;
7. The main gateway is not owned by Naworth Estates;
8. Legal action will be taken if the application is granted;;
9. Proposal would render plans to improve sewage system to Dacre Hall

- impossible;
10. Paid parking would result in end of the "Craftsmen at the Priory" exhibition and fair at Dacre Hall;
 11. Suggest that the Secretary of State for Education is consulted;
 12. Development conflicts with Policies HE1, HE2 and HE3 of the Carlisle District Local Plan 2015-2030;
 13. Legibility of proposed signage; and
 14. Accuracy of the Economic Supporting Statement accompanying the application.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection subject to the imposition of one condition ensuring no advertisements are sited to obscure any road traffic signs. Advice received regarding highway permits.

Burtholme Parish Council: - raise the following objections:

1. Visual impact of the proposed signage and installation of payment machines on a scheduled monument. Parish is of the view that the pole mounted sign sited in front of the historic gateway arch leading to the Priory will significantly detract from an iconic image which has remained unchanged for well over 800 years. The 2x payment machines and 2x pole mounted signs in the car parking area directly in front of the imposing west face of the priory church represent a further desecration of this important site.

2. Displacement of parked cars as a result of parking charges. Proposals do nothing to address risk of cars being parked on adjacent roadside verges, on the private track to Haytongate, at the laybys at either ends of Lanercost Bridge and elsewhere within the Parish, all of which have the potential to cause a nuisance to residents, create congestion and endanger pedestrians and motorists alike.

3. Highway safety. The Parish remains concerns that the pole mounted sign in front of the gateway arch may result in visiting motorists stopping and/or reversing on the C1025 in order to avoid paying the proposed parking charges. In doing so, this has the potential to create a traffic hazard on an already dangerous road that is currently the subject to a proposed 30 mph speed limit.

The Parish Council has no objection to the proposal to introduce parking charges (and associated infrastructure) at the Lanercost tearooms.

Historic England - North West Office: - object to the proposed payment machines and two signs on poles located in front of the Priory church to the west as it will cause a high degree of harm to the setting of the Grade I listed church and the other highly graded listed buildings associated it. Scheduled monument consent will also be required for the installation of the proposed machines and signage.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant local planning policies against which the application is required to be assessed are Policy SP6 and HE3 of the Carlisle District Local Plan (2015-2030). The National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBA) Act 1990 are also material considerations in the determination of this application.
- 6.3 Applications for advertisement consent can only be assessed on grounds of 'amenity' and 'public safety'. These two issues are discussed below:

1. Impact Upon Amenity

- 6.4 Paragraph 132 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisement should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 6.5 The Planning Practice Guidance confirms that "amenity" is not defined exhaustively in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. It includes aural and visual amenity and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.
- 6.6 The NPPG states that it is a matter of interpretation by the local planning authority as it applies in any particular case. In practice "amenity" is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement. So in assessing amenity, the local planning authority would always consider the local characteristics of the neighbourhood: for example, if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority would consider where it is in scale and in keeping with these features. For example this might mean that a large poster-hoarding would be refused where it would dominate a group of listed buildings, but would be permitted in an industrial

or commercial area of a major city (where there are large buildings and highways) where the advertisement would not adversely affect the visual amenity of the neighbourhood of the site.

- 6.7 If the advertisement makes a noise, aural amenity would also be taken into account before express consent would be given.
- 6.8 When considering the impact on amenity it is important to note that Lanercost Priory is a very important historic site located within a rural location on the eastern side of the C1025 approximately 2.7km from the market town of Brampton. The Priory was founded c1166 for canons of the Augustinian order, and dissolved in 1537, when it passed to the Dacre family. A considerable proportion of the site of the Priory is free of later buildings, and is scheduled as an ancient monument under the provisions of the Ancient Monuments and Archaeological Areas Act 1979 (as amended). A number of key medieval buildings, including the nave of the Priory church, a fortified tower house now used as the Vicarage, the Dacre Hall and the remains of the outer gatehouse all survive, and are listed in Grade 1. Historic England state that the significance of the site, as a well preserved example of a medieval monastic house, is reflected in the extent of designation of its surviving features.
- 6.9 The complex of buildings next to Lanercost Priory to the south west extending up to the roadside were redeveloped in 2005. The former agricultural sandstone buildings, arranged around two courtyards form part of setting of the Priory and the Council's Heritage Officer considers these structures to be curtilage listed. The buildings closest to the road frontage are used as Tea Rooms with the other properties formed round the second courtyard used as holiday lets/residential use. The buildings are served by a separate access from the highway with a car park located to the south. The boundaries of the car park consist of native hedgerows.
- 6.10 The proposed advertisement consent application appears to be in two parts, the proposed advertisements serving the Tea Room car park and those serving the Priory car park.
- 6.11 Two of the proposed double posted signs serving the Tea Rooms car park will be situated within the car park itself, tucked behind the existing hedgerow which runs parallel to the road and located either side of two proposed 1.89 metre high payment machines (which are subject of a separate application). The other single sign serving the Tea Rooms car park will be located on the right hand side of the car park entrance immediately adjacent to the existing hedgerow. The two signs within the car park will be mounted on double 2 timber poles with a maximum height of 2 metres. Each sign will be 1.2 metres wide, 1 metre in height with the lowest part of the sign 0.9 metres from ground level. The remaining sign will be mounted on a single 2 metre high timber pole and will be 0.6 metres wide, 0.8 metres in height with the lowest part of the sign 1.1 metres from ground level. It is appreciated that there is an existing totem sign located on the opposite side of the car park entrance advertising the Tea Rooms and Hadrian's Wall Gateway. There is also a small pole sign on the right hand

side of the entrance advertising the car park. The submitted site plan illustrates that the small pole sign will be removed.

- 6.12 The proposed signs serving both car parks will display car parking information with regard to tariff charges and parking regulations. The final colour of the signage has not been confirmed however the agent has confirmed that the car parking operator works with the landowner to create bespoke signage with the wider estate in mind. For example parking signs at an operational car park at Belvoir Castle are brown and black with the castle logo included. Similar signage approved at the Lowther Estate is also to be in the estate colours. The agent has therefore confirmed that the proposed signage is likely to include the Naworth Estate colours and emblem (red and white) and are happy to accept a planning condition in relation to this. The supporting documents accompanying the application confirms that the car park intends to run to the standards of the British Parking Association (BPA) and the proposed signage for the site is the absolute minimum to comply with the BPA standards.
- 6.13 Historic England have been consulted on the proposal and have not raised any objections to the proposed development to serve the Tea Rooms car park. The Council's Heritage Officer (HO) has also been consulted and is content that the impact of the signage serving the tea rooms would not be unacceptable.
- 6.14 Given the positioning of the two signs within the Tea Rooms car park to the south-west of the existing buildings behind the existing hedgerow any views of the signage would be seen against the backdrop of the existing hedgerow and the very localised visual environment contained within the car park. The sign at the site entrance would also be seen against the existing hedgerow and car parking area. Whilst the final text and colour of the signs are to be finalised (which can be dealt with via the imposition of a suitably worded condition) the proposed scale of each sign is acceptable. Given the positioning of the proposed signs serving the Tea Rooms in relation to the surrounding landscape features and built context it is not considered that the proposed signs serving the Tea Rooms would have a significant adverse impact upon the public amenity of the nearby historic and cultural assets. The signs are therefore considered to be appropriate to the site's rural context and would not be intrusive.
- 6.15 There are three signs also proposed to serve the Priory car park. Two of the signs (located either side of two proposed 1.89 metre high payment machines subject of a separate application) will be located just as you enter the Priory car park from the private access track on the left hand side with the remaining sign located to the west of the listed gateway behind an existing timber post and rail fence which delineates the western boundary of the grounds of the Priory. All three single signs will be mounted on timber poles with a maximum height of 2 metres. Each sign will be 0.6 metres wide, 0.8 metres in height with the lowest part of the sign 1.1 metres from ground level.
- 6.16 As stated previously within this report The Priory is a scheduled ancient

monument and a number of key medieval buildings, including the nave of the Priory church, a fortified tower house now used as the Vicarage, the Dacre Hall and the remains of the outer gatehouse all survive, and are listed in Grade 1. The site is well preserved with the listed gateway to the west of the Priory framing the entrance drive to the priory providing an important iconic scenic feature within the street scene.

- 6.17 The siting of the proposed signage within the Priory car park will be visible and distinctive features within the street scene particularly from the west where there are key iconic views of the Priory from the existing listed gatehouse located adjacent to the C1025. The infrastructure proposed would be conspicuous in the foreground of the setting of the Grade I listed church and priory and would therefore appear as visual clutter which would significantly harm the setting of the adjacent listed buildings of which the development would be viewed against. The proposed single pole sign located at the entrance to access to the Priory in a field immediately behind a timber post and rail fence, in close proximity to the C1025 would stand out as an unduly prominent and incongruous feature due to its height, solidity and proximity to the road with no significant soft landscaping behind to assimilate into its rural setting. The sign would therefore appear as visual clutter harming the character and appearance of the area and the setting of the Grade I listed gateway arch which is located in close proximity.
- 6.18 Historic England (HE) has raised objections to the proposed payment machines and two signs on poles located in front of the Priory church to the west as HE considers that this element of the proposal will cause a high degree of harm to the setting of the Grade I listed church and the other highly graded listed buildings associated it. HE state that the view to the west of the Priory church is of great significance, which allows the visitor to appreciate both the architectural design of the church and its relationship to the other buildings of the complex. HE state that the addendum submitted to the original planning statement fails to provide clear and convincing justification for the harm which the introduction of modern payment machines and signage into what is the key view of the Priory will cause to its setting. The location of the payment machines and signage will also increase the risk of impacting harmfully on buried archaeological remains. The location is one of greater archaeological sensitivity and potential than the location originally proposed and scheduled monument consent will be required.
- 6.19 The Council's Heritage Officer (HO) has reiterated the importance of this highly sensitive historic site, has raised concerns regarding the scale, volume and necessity of all the works and the level of information submitted, in particular the Heritage Officer has requested photo montages of the grouped development to fully determine the impacts. In summary the HO concludes that the development causes less than substantial harm to the setting of the heritage assets without any clear public benefit and should be refused.
- 6.20 As stated in paragraph 6.14 the proposed signs serving the Tea Rooms are considered to be acceptable and would not have an adverse impact upon

the amenity of the surrounding area. However, the proposed three signs serving the Priory car park however would due to their height, solidity and proximity to the existing listed buildings would result in discordant features which would be highly visible within the foreground of the setting of the Grade I listed gateway and Priory church. The resulting cumulative impact of the signs would therefore be detrimental to the visual amenities of the exceptional quality of existing Grade I listed buildings affecting their appearance and character. The proposal is therefore contrary to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 132 of the National Planning Policy Framework together with criteria 1-4 of Policy SP6 and Policy HE3 of the Carlisle District Local Plan 2015-2030.

2. Impact On Public Safety

- 6.21 When considering the impacts of signage on public safety the National Planning Policy Guidance (NPPG) confirms that all advertisements are intended to attract attention but proposed advertisements at points where drivers need to take care are more likely to affect public safety. For example at junctions, roundabouts, pedestrians crossings, on the approach to a low bridge or level crossing or other places where local conditions present traffic hazards. There are less likely to be road safety problems if the advertisement is on a site within a commercial or industrial locality, or if it is a shop fascia sign, name-board, trade or business sign, or a normal poster panel, and if the advertisement is not on the skyline.
- 6.22 The NPPG goes onto clarify that the main types of advertisements which may cause danger to road users are:
- a) those which incorporate moving or apparently moving elements in their display, or successive individual advertisements which do not display the whole message;
 - b) 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;
 - c) 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);
 - d) those externally or internally illuminated signs (incorporating either flashing or static lights) including those utilising light emitting diode technology:
 - i. where the means of illumination is directly visible from any part of the road
 - ii. which, because of their colour, could be mistaken for, or confused with, traffic lights or any authorised signals;
 - iii. which, because of their size or brightness, could result in glare and dazzle, or distract road-users, particularly in misty or wet weather; or

- iv. which are subject to frequent changes of the display.
 - e) those which incorporate moving or apparently moving elements in their display, or successive individual advertisements which do not display the whole message;
 - f) 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;
 - g) those which resemble traffic signs and therefore be subject to removal by the traffic authority;
 - h) those which embody directional or other traffic elements which need special scrutiny because of possible resemblance to, or confusion with traffic signs.
- 6.23 The proposed advertisements would not be sited on the public highway and would be located within the site itself. Three of the proposed signs will serve the proposed Tea Rooms car park, one of which will be located to the south of the vehicular entrance to the Tea Rooms car park and the other two within the car park itself behind the hedgerow which runs parallel to the C1025. Furthermore, two signs will be located just as you enter the Priory car park from the private access track on the left hand side with the remaining sign located to the west of the listed gateway behind an existing timber post and rail fence which delineates the western boundary of the grounds of the Priory.
- 6.24 The only signage visible from the public highway would be the proposed sign adjacent to the vehicular entrance to the tea rooms and the sign to the west of the listed gateway to the Priory. The majority of the other signs will either be hidden behind the existing hedgerow (the ones serving the Tea Rooms car park) or stepped back a significant distance into the site (the ones serving the Priory car park). Whilst two signs would be visible from the adjacent public highway and is likely to attract the attention of drivers travelling along the road given the scale and physical relationship with the highway, it is unlikely that the signage would cause sufficient distraction that could adversely affect highway safety.
- 6.25 The proposal has been subject to an assessment by the Highway Authority to consider any highway safety implications with Highway Officers offering no objection to the proposal subject to the imposition of one condition ensuring no advertisements are sited to obscure any road traffic signs . Accordingly, the proposals are not considered to give rise to any issues that would jeopardise highway safety.

Conclusion

- 6.26 In overall terms, none of the proposed signs will have an adverse impact upon public safety. The proposed signs serving the Tea Rooms car park due to their positioning in relation to existing landscape features and built form will not have a significant adverse impact upon the visual character of the area to warrant refusal of the application on this basis.

- 6.27 The proposed three signs serving the Priory car park would however due to their height, solidity and proximity to the existing listed buildings result in discordant features which would be highly visible within the foreground of the setting of the Grade I listed gateway and Priory church. The resulting cumulative impact of the signs would therefore be detrimental to the visual amenities of the exceptional quality of the existing Grade I listed buildings affecting their appearance and character. This element of the proposal is therefore contrary to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 132 of the National Planning Policy Framework together with criteria 1-4 of Policy SP6 and Policy HE3 of the Carlisle District Local Plan 2015-2030.
- 6.28 In relation to the above it is therefore recommended that Members issue a split decision on the application and approve the signage at the Tea Rooms car park (subject to the imposition of relevant conditions ensuring final details of the text and colour of the signage are submitted along with conditions ensuring no obstruction to highway safety) and refuse the development associated with the Priory car park for the reasons outlined in paragraph 6.27 above.

7. Planning History

- 7.1 In 2021 an application was submitted seeking Full Planning Permission for the installation of payment machines, ANPR cameras and associated structures (reference 21/0392). At the time of preparing this report application 21/0392 was undetermined;
- 7.2 In 2014 Advertisement Consent was granted for display of non illuminated low level lecturn type freestanding interpretation panel (reference 14/0551;
- 7.3 There is a also a varied planning history relating to the redevelopment of the former agricultural buildings to the South-West of the site (where the Tea Rooms are now located).

8. Recommendation: Part Approval/Refusal

. Approval of signs relating to the Tea Rooms

1. The consent now granted is limited to a period of five years from the date of this decision.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).
2. The development shall be undertaken in strict accordance with the approved

documents for this Advertisement Consent which comprise:

1. the submitted Planning Application Form received 26th April 2021 (in relation to the development serving Naworth Tea Rooms);
2. the Naworth Tea Rooms Site Location Plan received 26th April 2021 (Drawing No.129686-02-01);
3. the Naworth Tea Rooms Proposed Site Plan received 5th July 2021 (Drawing No. 129197-01-03 Rev B);
4. the Naworth Tea Room Sign Elevations received 7th July 2021 (Drawing No.129686-02-04 Rev A);
5. the Notice of Decision; and
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. 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.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

4. 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.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

5. 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 accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

6. 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.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As

Amended).

7. 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.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (As Amended).

8. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). Any signs shall be sited to ensure vertical and horizontal clearance between the sign and footway/carriageway that conforms with highway signing regulations.

Reason: In the interests of highway safety. To support Local Transport Plan Policies LD7 and LD8.

9. Prior to the commencement of the proposed signage serving Naworth Tea Rooms hereby approved full details of the text, logos and colours of the signage should be submitted to and approved in writing by the local planning authority. The signage shall then be installed in accordance with the approved details.

Reason: In the interests of visual amenity. To support Policies SP6 and HE3 of the Carlisle District Local Plan 2015-2030.

9. **Refusal of signs relating to the Priory**

10. **Reason:** The application relates to Lanercost Priory which is a highly sensitive site as it is a scheduled ancient monument and contains a number of key medieval buildings which are Grade I listed. In this location, the proposed three signs serving the Priory car park would, due to their height, solidity and proximity to the existing Grade I listed buildings, result in discordant features which would be highly visible within the foreground of the setting of the Grade I listed gateway and Priory church. The resulting cumulative impact of the signs would therefore be detrimental to the visual amenities of the exceptional quality of the existing Grade I listed buildings affecting their appearance and character. The proposal is therefore contrary to the Town and Country Planning (Control of Advertisements) (England)

Regulations 2007, Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBA) Act 1990, paragraph 132 of the National Planning Policy Framework together with criteria 1-4 of Policy SP6 and Policy HE3 of the Carlisle District Local Plan 2015-2030.
