
Site Address: Hayling Billy Trail - 3 sites at 1. Mill Lane, Langstone; 2. North Holt (Car Park), Victoria Road, Hayling Island and 3. Former South Hayling Station site Adjacent to Station Theatre, Hayling Island

Proposal: Display of 3No. non-illuminated Heritage Trail signs with former station names 3 sites at: 1. Mill Lane, Langstone; 2. North Halt (Car Park), Victoria Road, Hayling Island and; 3. Former South Hayling Station site Adjacent to Station Theatre, Hayling Island.

Application No: APP/21/00199

Expiry Date: 26/04/2021

Applicant: Mr J Hobson

Agent: Steve Mountain

Case Officer: Joseph Toole

Havant Borough Council

Ward: St Faiths

Reason for Committee Consideration: Application submitted by Havant Borough Council on behalf of Hampshire County Council, in part on Havant Borough Council land

HPS Recommendation: **GRANT ADVERTISEMENT CONSENT**

Executive Summary

The proposed development would involve the erection of three signs which would mark the locations of former stations at Langston, North Hayling Halt and South Hayling. The first sign would be located along Mill Lane, Langston, the second would be at North Halt car park, Victoria Road, Hayling Island and the third would be at former South Hayling Station adjacent to Station Theatre, Hayling Island.

The proposed design, size and positions of the signs are considered to be acceptable. These signs are considered to preserve the heritage of the former stations and provide a form of attraction to the community and tourists alike.

It is considered the proposal will not have an adverse effect on the visual amenity of the immediate locality. Due to the locations of the signs it is not considered to have a negative impact upon highway safety and residential amenity.

A number of statutory bodies have been consulted on this application raising no objections.

In conclusion, the proposed signs are considered to be acceptable and the application is therefore recommended for advertisement consent.

1 Site Description

1.1 The application site in this case comprises three separate locations adjacent to the Hayling Billy Heritage Trail which runs from the centre of Havant down to South Hayling.

1.2 The first location is on land in the ownership of Havant Borough Council, immediately south of the junction of the Trail with Mill Lane in Langstone. This site lies within the Mill Lane Conservation Area.

- 1.3 The second location is in a grass verge at the east side of the track where it forms part of a car parking area at North Hayling Halt.
- 1.4 The third location is at the southern terminus of the Trail in South Hayling, and is on a grassed area to the north of the existing gated access to the Trail, on land owned by Havant Borough Council. The sign will be adjacent to the Station Theatre which is the former locomotive shed at the southern terminus of the Hayling Billy.

2 Planning History

97/62821/000 - Proposed improvements to existing trail to form cycleway for joint use by cyclists and pedestrians, PERM,22/01/1998

3 Proposal

An application for advertisement consent for the display of 3No. non-illuminated Heritage Trail signs with former station names at: 1. Mill Lane, Langstone; 2. North Hayling Halt (Car Park), Victoria Road, Hayling Island; and 3. Former South Hayling Station site Adjacent to Station Theatre, Hayling Island.

4 Policy Considerations

National Planning Policy Framework

The Town and Country Planning (Control of Advertisements) Regulations 2007

Havant Borough Local Plan (Core Strategy) March 2011

CS5 (Tourism)
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Havant Borough Local Plan (Allocations) July 2014

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone) – sign 1 only

5 Statutory and Non Statutory Consultations

Conservation Officer

No Comment.

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor D Guest - St Faith's

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor Joanne Thomas

No Comment.

Councillor T Pike - St Faith's

No Comment.

County Ecologist

No Comment.

Developer Services, Southern Water

Southern Water shall have no objections to the above proposal.

Environment Agency

No Comment.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and wish to **support** the proposals for Heritage Trail Signs along the Hayling Billy trail. The committee believe these will significantly improve the tourist experience around the harbour and encourage understanding of the historical use of the eastern shore.

Natural England Government Team

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

Property Services Manager

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 14

Number of site notices: Three

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Increasing the signage will only promote further traffic into an already overcrowded car park, especially since the closure of the Esso garage car park.	The proposed signage merely marks the location of a former station at North Hayling Halt, and would not affect car parking capacity. In itself it is not considered to increase traffic to the site.
Furthermore, the only access road to the Billy Trail is, according to HBC, unadopted and remains in a very dangerous condition to pedestrians and cyclists. It should be noted that HBC, in this application, refers to this road as 'Victoria Road' and yet will not accept responsibility for any maintenance or safety. Refer to Councillor Quantrill for indepth details.	This is not a material planning consideration.

7 Planning Considerations

7.1 Having regard to the Advertisement Regulations and relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Visual amenity
- (ii) Highway safety
- (iii) Effect upon residential amenity

(i) Visual amenity

7.2 The proposed development would involve the erection of three signs which would mark the locations of former stations at Langston, North Hayling Halt and South Hayling. The first sign would be located along Mill Lane, Langstone, the second would be at North Hayling Halt car park, Victoria Road, Hayling Island and the third would be at the former South Hayling Station adjacent to Station Theatre, Hayling Island.

7.3 The signs would be erected on two 1.2m high, 150mm square timber posts. They would measure 2450mm x 410mm and are designed as a replica of the Southern Railway signs that were in place at each station before the line closed in 1963. All sites are currently open space adjacent to the Billy Trail route and subject to unhindered public access. All the signs whether on County owned land or on land owned by Havant Borough Council, will be maintained by Hampshire County Council's Countryside Service. The signs on Havant Borough Council land will be supported by a license from Havant granted to Hampshire County Council.

- 7.4 The first sign would be erected on land in the ownership of Havant Borough Council, immediately south of the junction of the Trail with Mill Lane. The station ('Langston') is spelled as it was in the railway's operational life. This sign lies within the Mill Lane Conservation Area, and in such a location there is a general duty on the Local Planning Authority, as set out under S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to give special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the modest size of the sign, coupled with its 'heritage' design and interpretive nature, is considered to preserve the character of the Conservation Area.
- 7.5 The second sign would be erected in a grass verge at the east side of the track which forms the Hayling Billy Trail as it runs through the North Hayling Halt public car park. It is considered due to its positioning it would not impact the use of the car park, whilst with other items of street furniture in evidence it would also not adversely affect the character of this location.
- 7.6 The third sign would be erected on a grassed area to the north of the existing gated access to the Billy Trail, on land owned by Havant Borough Council. The sign would be adjacent to the Station Theatre which is the former locomotive shed at the southern terminus of the Hayling Billy, and in such a location it is considered to have an appropriate character and appearance.
- 7.7 Taken together, the proposed designs, sizes and positions of the signs are considered to be acceptable. These signs are considered to preserve the heritage of the former stations and provide a form of attraction to the community and tourists alike. It is deemed the proposal meets the requirements of Policies CS5 and CS11 of the HBLP (Core Strategy), as well as preserving the character of the Conservation Area affected by the proposal.
- 7.8 It is therefore considered the proposal will not have an adverse effect on the visual amenity of the immediate locality. It is considered the proposal covers the requirements of policy DM21 of the HBLP (Allocations).

(ii) Highway safety

- 7.7 Due to the locations of the signs within existing grass verges they are not considered to have a negative impact upon highway safety, nor the safety of users of the Hayling Billy Trail.

(iii) Effect on residential amenity

- 7.8 The signs are of a modest scale and are non-illuminated. They each lie some distance away from the nearest residential properties, and as such are considered not to have a negative impact upon residential amenity.

8. Conclusion

- 8.1 The proposed signs are considered to be acceptable and the application is therefore recommended for advertisement consent.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT ADVERTISEMENT CONSENT** for application APP/21/00199 subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Red Line Plan
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Red line plan (Location Plan)
- (B) Design and Access Statement