

LOCAL MEMBER OBJECTION, AM OBJECTION, PETITION

COMMITTEE DATE: 18/09/2019

APPLICATION No. **A/19/000059/MNR** APPLICATION DATE: 03/05/2019

ED: **LLANISHEN**

APP: TYPE: ADVERTISEMENT CONSENT

APPLICANT: MCDONALD'S RESTAURANTS LTD
LOCATION: FORMER THE TY GLAS, 75 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX
PROPOSAL: INSTALLATION OF SITE SIGNAGE INCLUDING; 4 NO. FREESTANDING SIGNS, 1 NO. BANNER SIGN AND 18 NO. DOT SIGNS.

RECOMMENDATION 1: That advertisement consent be **GRANTED**, subject to the following conditions:

1. C03 – Statutory Time Limit – Advertisements
2. The consent relates to the following approved plans:
 - 7763-SA-8061-P008 E – Site Layout Plan Site Signage
 - McD/038/2016 – Erdds Banner Unit
 - Generic – 10MPH Disc
 - Sign Type 24 – Litter Sign
 - Sign Type 24 – Parked Order Bay 1
 - Sign Type 24 – Parked Order Bay 2
 - Sign Type 25 – Give Way
 - Sign Type 25 – No Entry
 - Sign Type 25 – Pedestrian Crossing
 - Caution Look Left/Right Traffic Approaching
 - 877779A Page 2/3 – Sign 1 – Double Digital Menu Board
 - 877779A Page 3/3 – Sign 2 – Single Digital Menu Board

Reason: For the avoidance of doubt to the extent of the consent granted

RECOMMENDATION 2: The applicant be advised that the use of the Welsh Language is encouraged where possible and consideration should be given to bilingual signage.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Advertisement consent is sought for the display of signage within the curtilage of an existing commercial restaurant premises to which alterations are

proposed.

1.2 The site is located on Ty Glas Avenue, Llanishen, Cardiff a busy thoroughfare and main traffic route within this part of the city. The site is located on the periphery of a business/industrial park and the immediate neighbours are of a commercial nature, including offices, a leisure centre and warehouses. Recently a development of apartments has been introduced opposite the site and an estate of dwellinghouses is in excess of 50m from the boundary of the application site. The premises have recently been occupied by the Harvester brand as a restaurant with bar facilities.

1.3 The proposed signage consists of:

- A double sided banner unit measuring approx. 4.8m x 2.6m sited to the north west corner of the site in close proximity to the boundary with Ty Glas Avenue;
- 2no. double digital screens measuring approx. 1.4m x 1.65m and 0.74m above ground level sited to the south west corner of the site serving a 'drive thru';
- 2 no. single digital screens measuring approx. 1.4m x 0.85m and 0.74m above ground level sited to the south of the site on the approach to a 'drive thru';
- A range, totalling 18, of traffic safety and information signs of a surface area not exceeding 0.2m².

2. **SITE HISTORY OF RELEVANCE**

Application No : 89/01306/N
Proposal : PUB/RESTAURANT
Application Type: FUL
Decision : PER
Decision Date : 12/09/1989

Application No : 89/02461/N
Proposal : PUBLIC HOUSE/RESTAURANT AND CAR PARKS (3105
m.sq.)
Application Type: FUL
Decision : PER
Decision Date : 09/01/1990

Application No : A/90/00136/N
Proposal : VARIOUS BREWERY SIGNAGE
Application Type: ADV
Decision : PER
Decision Date : 16/11/1990

Application No : 00/01632/N
Proposal : THE FORMATION OF A GARDEN AREA TO THE EXISTING
FRONTAGE OF THE TY GLAS PUBLIC HOUSE
Application Type: FUL
Decision : PER
Decision Date : 18/10/2000

Application No : 01/00145/N
Proposal : REMOVAL OF CONDITION 8 OF PLANNING APPROVAL
89/2461 DATED 9TH JANUARY 1990
Application Type: REM
Decision : PER
Decision Date : 15/03/2001

Application No : 01/00811/N
Proposal : FORMATION OF NEW PATIO TO EXISTING PUBLIC HOUSE
Application Type: FUL
Decision : PER
Decision Date : 08/06/2001

Application No : A/01/00089/N
Proposal : BREWERY SIGNAGE
Application Type: ADV
Decision : PER
Decision Date : 12/06/2001

Application No : A/03/00172/N
Proposal : NEW BREWERY SIGNAGE
Application Type: ADV
Decision : PER
Decision Date : 12/09/2003

Application No : 07/01955/E
Proposal : EXTENSION OF EXTERNAL DRINKING AREA AND 2 NO.
TIMBER FRAME GAZEBOS ON PATIO AND RELOCATION OF
2 NO. JUMBERELLAS
Application Type: FUL
Decision : PER
Decision Date : 10/10/2007

Application No : A/15/00055/MNR
Proposal : 2 NO INTERNALLY ILLUMINATED POST SIGNS 2 NO
INTERNALLY ILLUMINATED SETS OF LETTERS 2 NO
INTERNALLY ILLUMINATED DISPLAY CASES 2 NO NON
ILLUMINATED SETS OF LETTERS
Application Type: ADV
Decision : PER
Decision Date : 21/05/2015

Application No : 15/01034/MNR
Proposal : VARIATION OF CONDITION 3 OF 01/00811/N TO ALLOW
USE OF THE PATIO FROM 0900 UNTIL 2330 HOURS
Application Type: VAR
Decision : PER
Decision Date : 17/06/2015

Application No : A/19/00057/MNR
Proposal : INSTALLATION OF 4 NO. FASCIA SIGNS
Application Type: ADV
Decision : UNDECIDED

Application No : A/19/00058/MNR
Proposal : THE INSTALLATION OF 1 NO. FREESTANDING 6M TOTEM SIGN.
Application Type: ADV
Decision : UNDECIDED

Application No : 19/01370/MNR
Proposal : RECONFIGURATION OF THE WIDER SITE INCLUDING PARKING AND PATIO LAYOUT, INSTALLATION OF WRAP AROUND DRIVE-THRU LANE AND THE INCLUSION OF A BACK OF HOUSE CORRAL STORAGE AREA AND ASSOCIATED WORKS TO THE SITE. INSTALLATION OF 2NO COD (CUSTOMER ORDER DISPLAYS) AND GOAL POST HEIGHT RESTRICTOR. ALTERATIONS TO THE ELEVATIONS INCLUDING NEW ENTRANCE DOOR AND DRIVE-THRU BOOTHS, NEW PLANT EQUIPMENT TO THE ROOF
Application Type: FUL
Decision : Undecided

3. POLICY FRAMEWORK

National Planning Policy

- Planning Policy Wales (10th Ed) 2018
- Technical Advice Note 7: Outdoor Advertisement Control (1996)

Supplementary Planning Guidance

- Shop Fronts and Signage (June 2019)

4. CONSULTEE RESPONSES

4.1 None

5. REPRESENTATIONS

5.1 Three petitions, of 59, 51 and 15 signatories, have been received objecting to the proposal. The concerns expressed relate to health and wellbeing of the community, increased traffic, increased litter, anti-social behaviour and impact upon residential amenity.

5.2 Letters of representation, objecting to the proposal, have been received from parties of the following addresses:

- 12, 15, 16, 18, 20, 22, 23, 31, 32, 33, 34, 36 & 3 x no number provided Llys Faith, Llanishen
- 8, 12, 63 Ty Glas Avenue, Llanishen
- Ty Nant, 63, 91, 110, 114, 117, 124, 130, 136, 149, 154 Ty Glas Road, Llanishen
- 39 & 79 Coed Glas Road, Llanishen

- 102, 122, 137, 145, 148, 154, 160, 170,174, 183, 186, 188, 221, 233, 251, 253, 257, 263, 265, 269, 273, 281, 283, & 1 x no number provided Fishguard Road, Llanishen
- 132, 134 & 178 Fidas Road, Llanishen
- 8 & 11 Tasker Square, Llanishen
- 1 & 27 Newborough Avenue, Llanishen
- Headteacher of Coed Glas Primary School
- 5 Gaerwen Close, Llanishen
- 78 Ashbourn Way, Llanishen
- 44 South Rise, Llanishen
- 45 Station Road, Llanishen
- 23 Trecastle Avenue, Llanishen
- 30, 36 & 44 Crundale Crescent, Llanishen
- 3 & 41 Wavell Close, Llanishen
- 26, 29, 33, 35 St Dogmaels Avenue, Llanishen
- 9, 11, 26 & 60 Kimberley Terrace, Llanishen
- 12 Cwrt Glas, Llanishen
- 10 Mostyn Square, Llanishen
- 149 Tatham Road, Llanishen
- 26 Crystal Glen, Llanishen
- 5 St Martins Crescent, Llanishen
- 10 Elan Road, Llanishen
- 19 Bluehouse Road, Llanishen
- 21 Llys Pegasus, Llanishen
- 32 Cherrywood Close, Thornhill
- 7 Sable Close, Lisvane
- 18 Cefn Onn Meadows, Lisvane
- 5 Ridgeway, Lisvane
- 9 Ilfracombe Crescent, Llanrumney
- 9 Clos Y Fran, Thornhill
- 10 Cheriton Drive, Thornhill
- 28 Guenever Close, Thornhill
- 42 Heol Hendre, Rhiwbina
- 20A Lakeside Drive
- 2 Skomer Court, Grangetown
- 5 Glynne Street, Riverside
- 10 Osprey Close, St Mellons
- 45 Mountbatten Road, Barry
- Several parties have supplied no address

The objections principally relate to the premise of advertising fast food, which is detrimental to health and well-being, within such close proximity to schools and the detrimental impact upon residential amenity.

5.3 Letters of representation, supporting the proposal, have been received from parties of the following addresses:

- 23 & 50 Fishguard Road, Llanishen

- 7 Llangefni Place, Llanishen
- 44a Heol Llanishen Fach, Llanishen
- 2 Trecastle Avenue, Llanishen
- 92 Heol Hir, Llanishen
- 13 Portfield Crescent, Llanishen
- 30 White Barn Road, Llanishen
- 25 St Dogmaels Avenue, Llanishen
- 8 Crundale Crescent, Llanishen
- 21 Spring Grove, Thornhill
- 22 Tristram Close, Thornhill
- 40 Angelica Way, Thornhill
- 57 Oakridge, Thornhill
- 7 Woodlawn Way, Thornhill
- 19 Pen Y Cefn, Thornhill
- 19 Plas Y Delyn, Lisvane
- 82 Heathway, Heath
- A Thornhill resident

5.4 Local Ward Member Cllr Phil Bale expresses concerns with the failure of the signage to be provided bilingually.

5.5 Local Ward Member Cllr Shaun Jenkins, also on behalf of Cllrs Lancaster and Parkhill, object to the proposal.

5.6 Julie Morgan AM objects to the proposal.

5.7 Anna McMorris MP objects to the proposal on the basis of the proximity to schools, particularly the local primary school.

6. ANALYSIS

6.1 The application was deferred at the Committee meeting on the 14th August 2019 for a site visit which subsequently took place on 9th September 2019. The application is reported for determination following the site visit.

6.2 The display of advertisements can be controlled in the interests of amenity and public safety as detailed at Sec. 6 of TAN7.

6.3 The design and visual appearance of the signage proposed is appropriate relative to the site and its setting and would not harm amenity.

6.4 The design and siting of the advertisements are considered not to have a detrimental impact upon public safety. The advertisements are located such that they would not create a hazard to or endanger people in the vicinity who are taking reasonable care for their own or others safety.

6.5 Whilst the provision of bilingual signage is encouraged this is not a matter, with reference to the material considerations detailed at para. 6.1, that would justify refusal of consent.

- 6.6 It should be noted, notwithstanding the application, that given the siting and size of signage included within the application that an exemption for the requirement of advertisement consent or deemed consent may apply to signs for which consent is sought.
- 6.7 It is concluded that the application is acceptable and it is recommended that Advertisement Consent be granted.

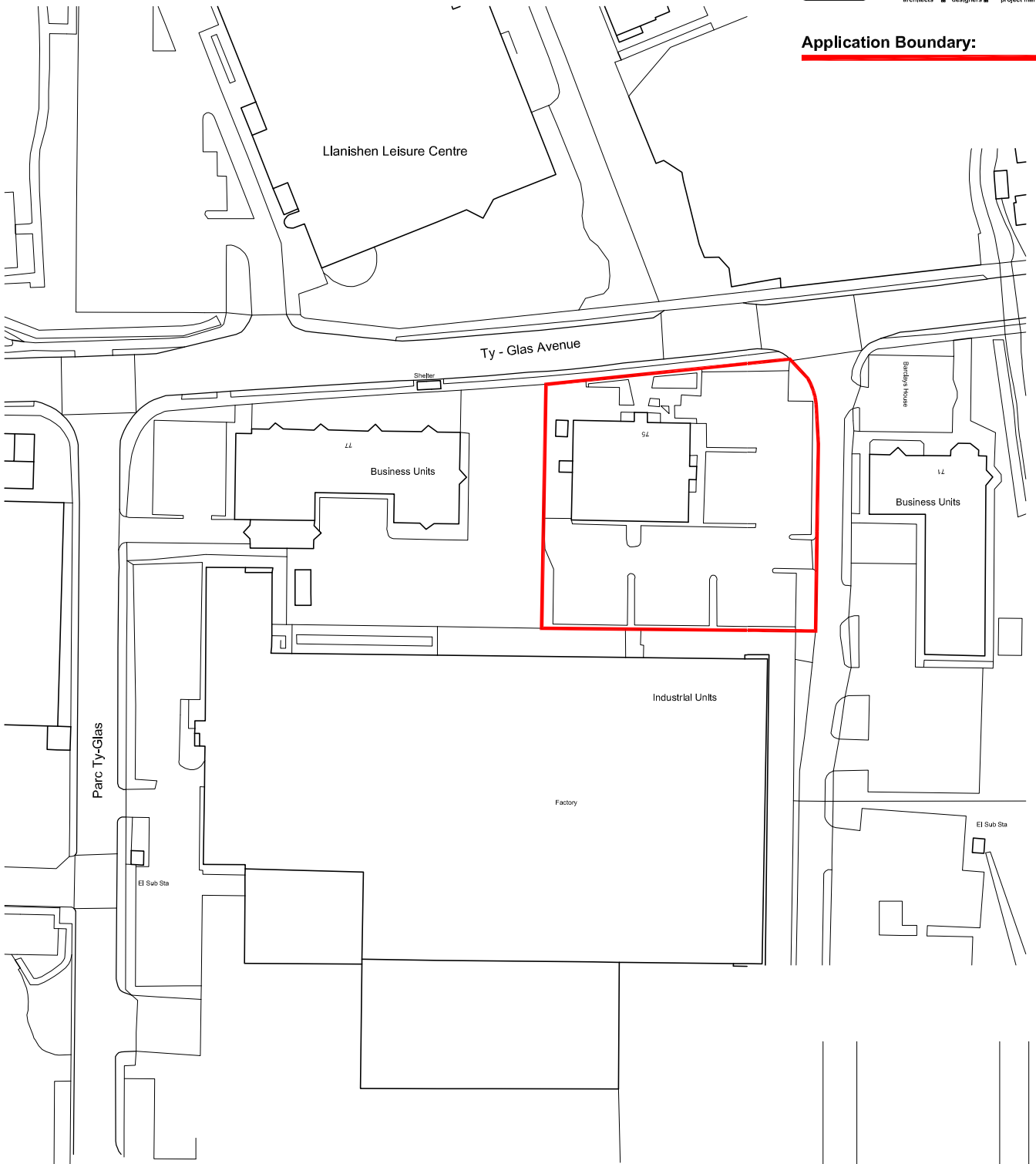


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architects ■ designers ■ project managers

Application Boundary:



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REV.	DATE.	PLANNING ISSUE	DRAWING REVISIONS.	BY.	CHECKED
A	26.04.19	PLANNING ISSUE		EV	-

GENERAL NOTES:
 All works are to be undertaken in accordance with the Building Regulations and the latest British Standards.
 All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations.
 All dimensions to be checked on site prior to construction.
 All risks assessed to comply with the designer's responsibility under the Construction (Design Management) Regulations 2015.

PROPOSED DEVELOPMENT AT
 Harvester, Ty Glas Avenue
 CARDIFF CF14 5DX

STORE No :-
 NB8061

ON BEHALF OF :-
 McDonald's Restaurants Ltd

DRAWING TITLE :-
 Site Location Plan

DRAWN BY: EV
 CHECKED BY: [Blank]
 DRAWING No.: 7763-SA-8061-AL01 A
 SCALE & SIZE: 1:1250 @ A4
 DATE: April 2019

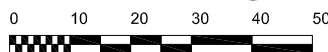
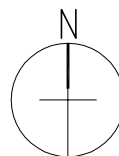


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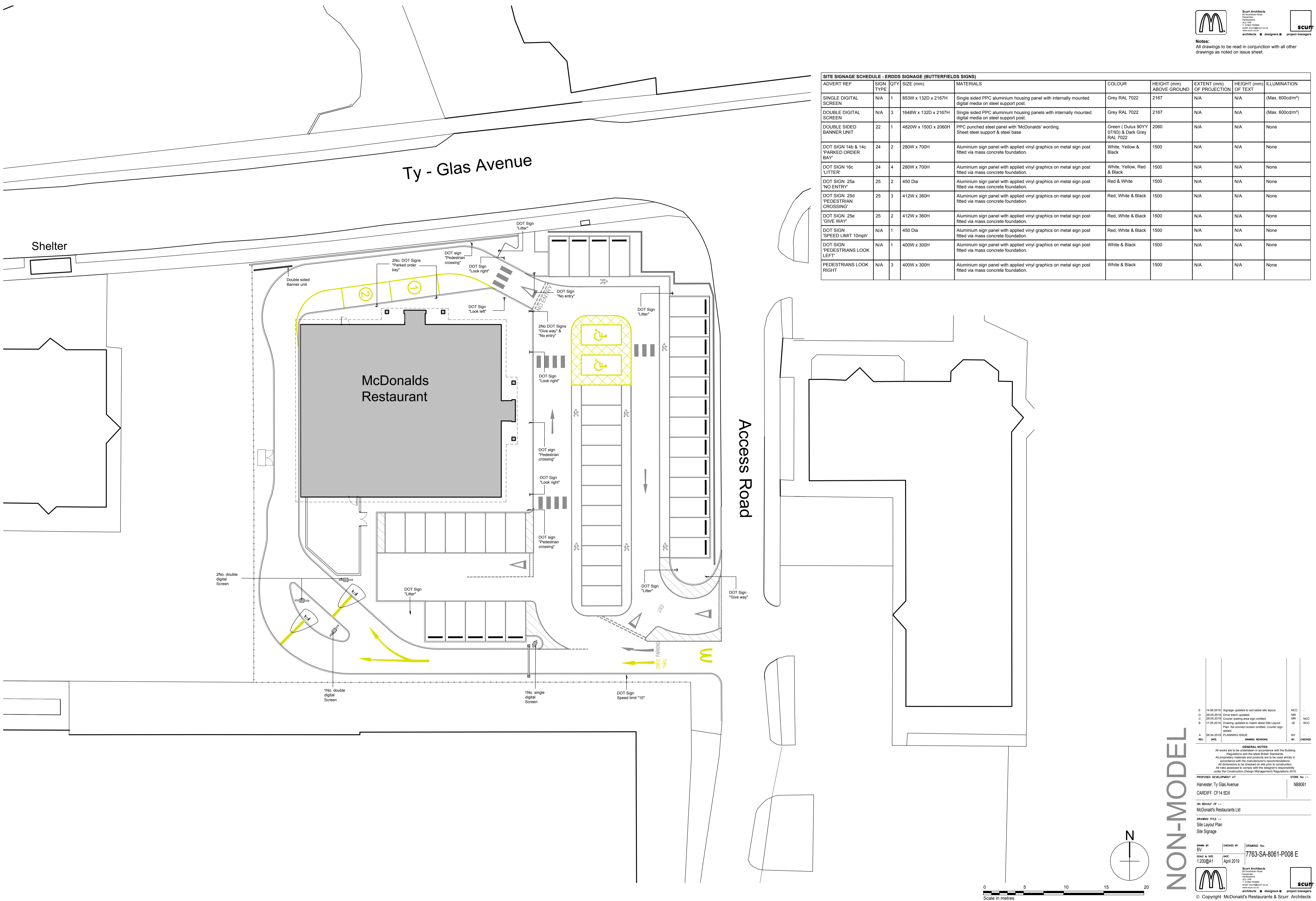
architects ■ designers ■ project managers

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Scale in metres.

ADVERT REF	SIGN TYPE	QTY	SIZE (mm)	MATERIALS	COLOUR	HEIGHT (mm) ABOVE GROUND	EXTENT (mm) OF PROJECTION	HEIGHT (mm) OF TEXT	ILLUMINATION
SINGLE DIGITAL SCREEN	N/A	1	853W x 132D x 2167H	Single sided PPC aluminium housing panel with internally mounted digital media on steel support post.	Grey RAL 7022	2167	N/A	N/A	(Max. 600cd/m ²)
DOUBLE DIGITAL SCREEN	N/A	3	1648W x 132D x 2167H	Single sided PPC aluminium housing panels with internally mounted digital media on steel support post.	Grey RAL 7022	2167	N/A	N/A	(Max. 600cd/m ²)
DOUBLE SIDED BANNER UNIT	22	1	4820W x 150D x 2060H	PPC punched steel panel with 'McDonalds' wording. Sheet steel support & steel base	Green (Dulux 90YY 07/93) & Dark Grey RAL 7022	2060	N/A	N/A	None
DOT SIGN 14b & 14c 'PARKED ORDER BAY'	24	2	280W x 700H	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	White, Yellow & Black	1500	N/A	N/A	None
DOT SIGN 16c 'LITTER'	24	4	280W x 700H	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	White, Yellow, Red & Black	1500	N/A	N/A	None
DOT SIGN 25a 'NO ENTRY'	25	2	450 Dia	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	Red & White	1500	N/A	N/A	None
DOT SIGN 25d 'PEDESTRIAN CROSSING'	25	3	412W x 360H	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	Red, White & Black	1500	N/A	N/A	None
DOT SIGN 25e 'GIVE WAY'	25	2	412W x 360H	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	Red, White & Black	1500	N/A	N/A	None
DOT SIGN 'SPEED LIMIT 10mph'	N/A	1	450 Dia	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	Red, White & Black	1500	N/A	N/A	None
DOT SIGN 'PEDESTRIANS LOOK LEFT'	N/A	1	400W x 300H	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	White & Black	1500	N/A	N/A	None
PEDESTRIANS LOOK RIGHT	N/A	3	400W x 300H	Aluminium sign panel with applied vinyl graphics on metal sign post fitted via mass concrete foundation.	White & Black	1500	N/A	N/A	None



REV.	DATE	DESCRIPTION	BY	CHKD
E	14.06.2019	Signage updated to suit latest site layout.	NCC	-
D	28.05.2019	Drawn team updated.	MR	-
C	28.05.2019	Counter waiting area sign omitted.	MR	NCC
B	17.05.2019	Drawing updated to match latest Site Layout Plan. Re-connect screen omitted. Counter sign added.	JS	NCC
A	28.04.2019	PLANNING ISSUE	BV	-
REV.	DATE	DESCRIPTION	BY	CHKD

GENERAL NOTES:
All works are to be undertaken in accordance with the Building Regulations and the latest British Standards.
All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations.
All dimensions to be checked on site prior to construction.
All risks assessed to comply with the designer's responsibility under the Construction (Design Management) Regulations 2015.

PROPOSED DEVELOPMENT AT:
Harvester, Ty Glas Avenue
CARDIFF CF14 5DX

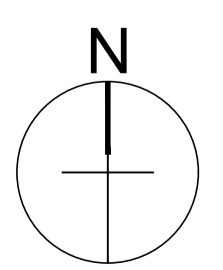
STORE No: NB8061

ON BEHALF OF:-
McDonald's Restaurants Ltd

DRAWING TITLE:-
Site Layout Plan
Site Signage

DRAWN BY: BV
SCALE & SIZE: 1:200@A1
CHECKED BY: []
DATE: April 2019
DRAWING No.: 7763-SA-8061-P008 E

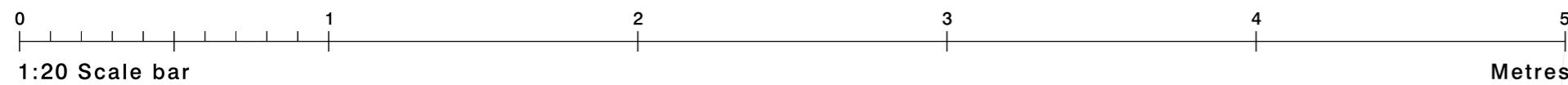
NON-MODEL



DATE	10 August 2016	SCALE	AS SHOWN @ A3
SALES CONT.	MS	DRAWN BY	CW
JOB NO.	66871	DWG NO.	McD / 038 / 2016



scale 1:20



UNIT WITHOUT BANNER IN PLACE



UNIT WITH BANNER IN PLACE



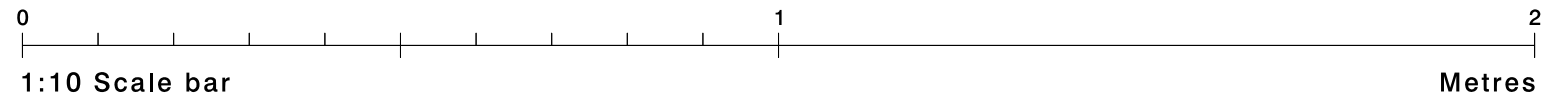
174 SUNBRIDGE ROAD, BRADFORD, WEST YORKSHIRE. BD1 2RZ. Tel : +44 (0) 1274 722244 Fax : +44 (0) 1274 848998 - www.butterfieldsigns.co.uk

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CERTIFICATE No. FM 32534

Sign 1 - Scale 1:10 Double Digital Menu Board



Front View



1426mm

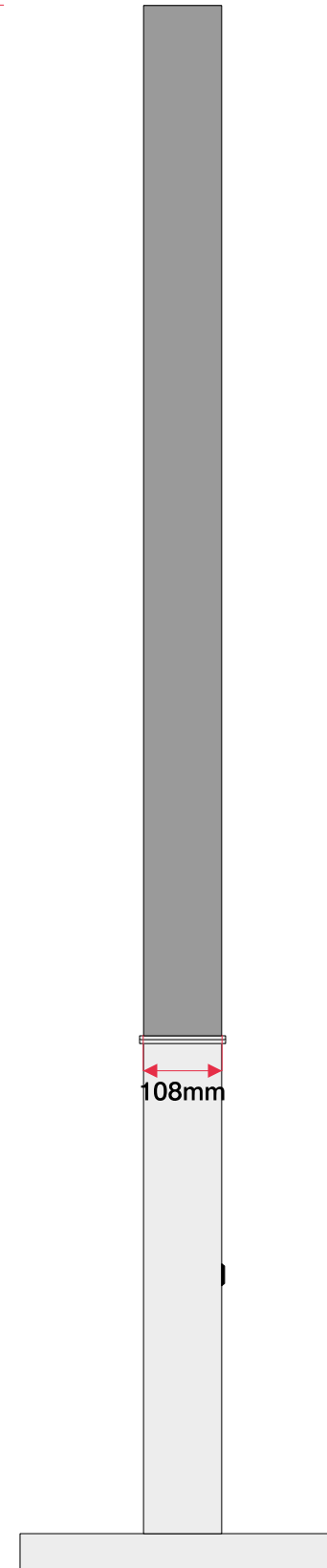
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1648mm

550mm

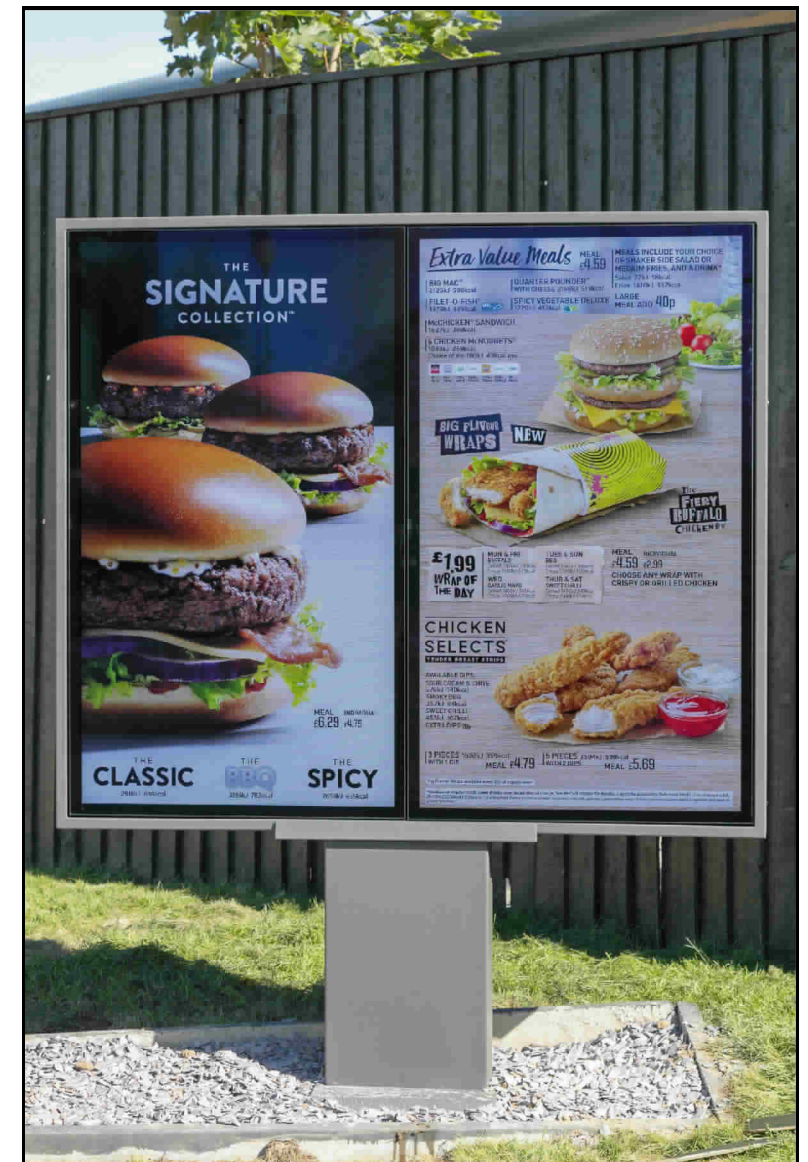
740mm

Side View



108mm

Proposed Signage



Site
Digital Drive Thru Lane
McDIGDT

Job Number
87779A Page 2/3

Drawing Location
M:\2018 Drawings\McDonalds\87779

Scale
as shown @ A3

Issue / Rev
1

Drawn By
KG

Checked By
PM

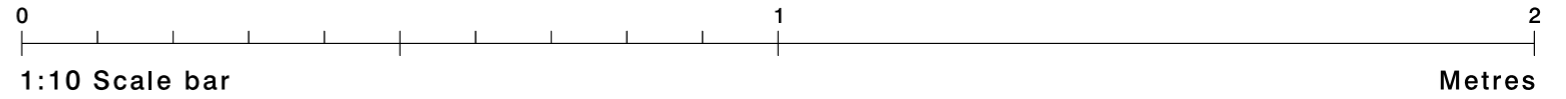
Sales Rep
ARB

Date
16/10/2018



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BD1 2RZ
Tel: 01274 722244
Fax: 01274 848996
Web: www.butterfieldsigns.co.uk

Sign 2 - Scale 1:10 Single Digital Menu Board



Front View



1426mm

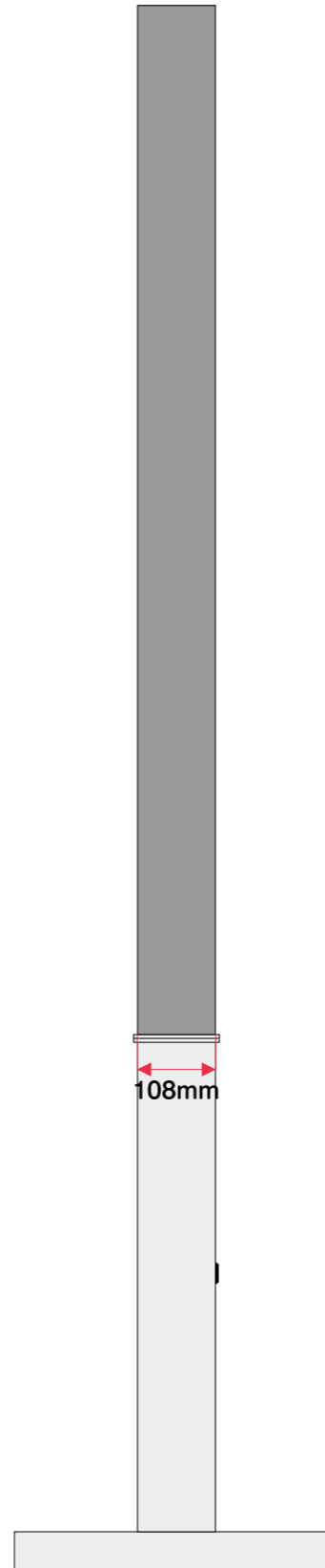
2167mm

853mm

740mm

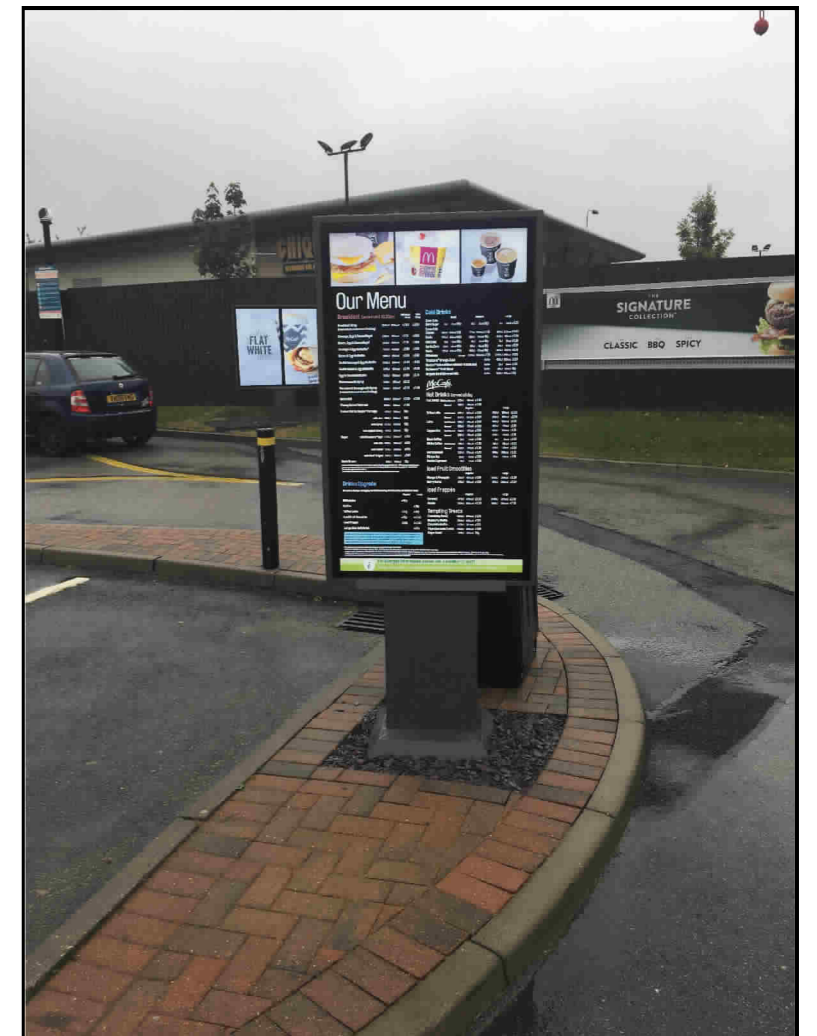
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Side View



108mm

Proposed Signage



Site
Digital Drive Thru Lane
McDIGDT

Job Number
87779A Page 3/3

Drawing Location
M:\2018 Drawings\McDonalds\87779

Scale
as shown @ A3

Issue / Rev
1

Drawn By
KG

Checked By
PM

Sales Rep
ARB

Date
16/10/2018



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Fax: 01274 848996
Web: www.butterfieldsigns.co.uk

DATE	28 Sept 2016	SCALE	AS SHOWN @ A4
SALES CONT.	MC	DRAWN BY	KG
JOB NO.	47468	DWG NO.	Generic

10 MPH DISC scale 1:10



10 MPH DISC

DIMENSIONS

450mm diameter

DESCRIPTION

Flat aluminium disc with signfix to rear & applied reflective vinyl display.



1:10 Scale bar

Metres



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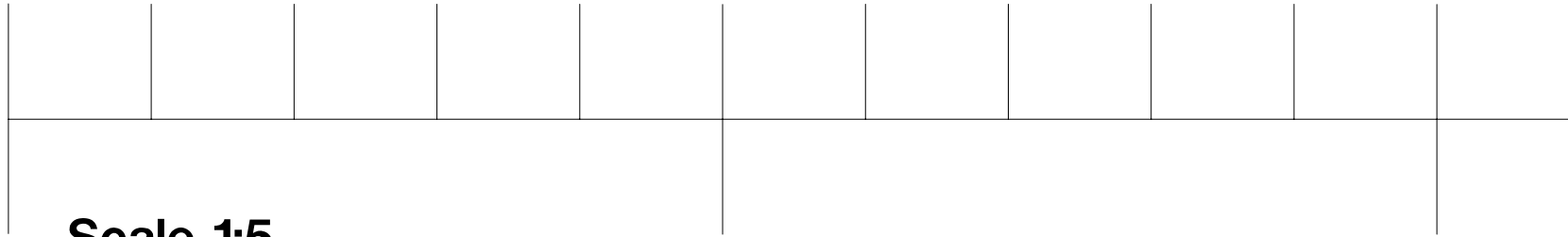
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CERTIFICATE No. FM 32534

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1



Scale 1:5

Metres

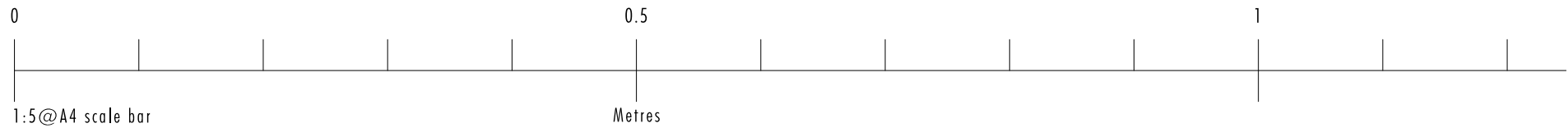
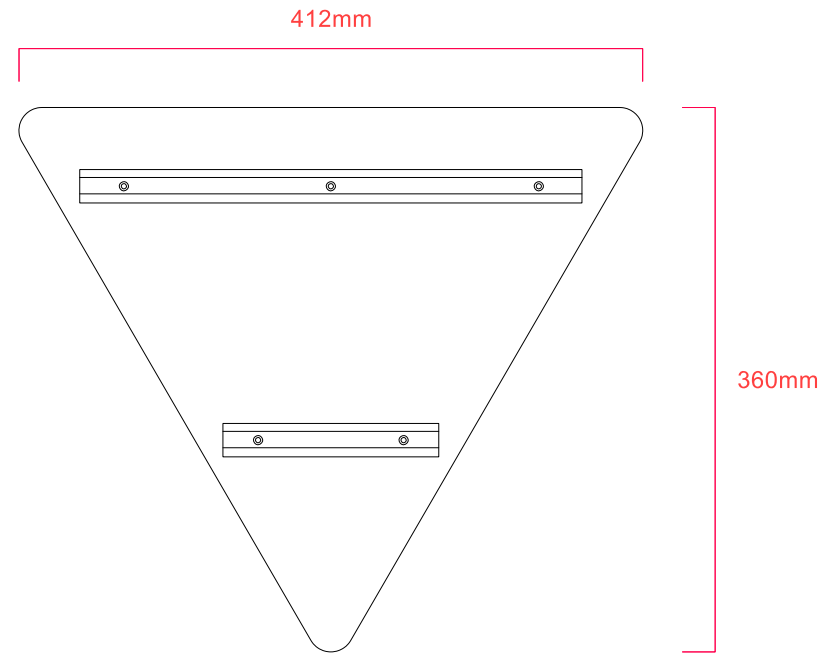
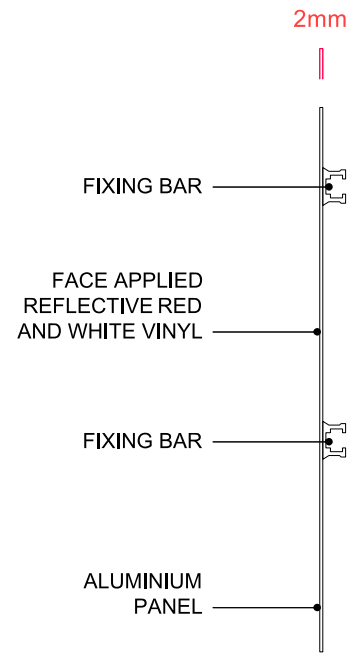
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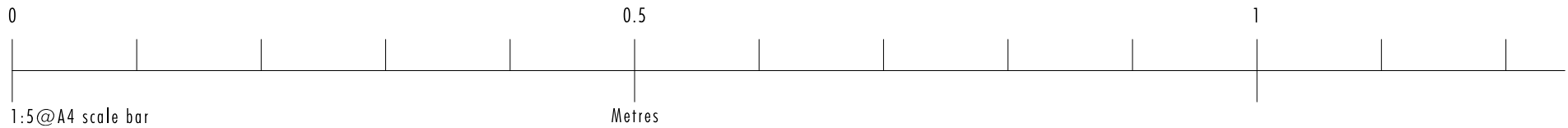
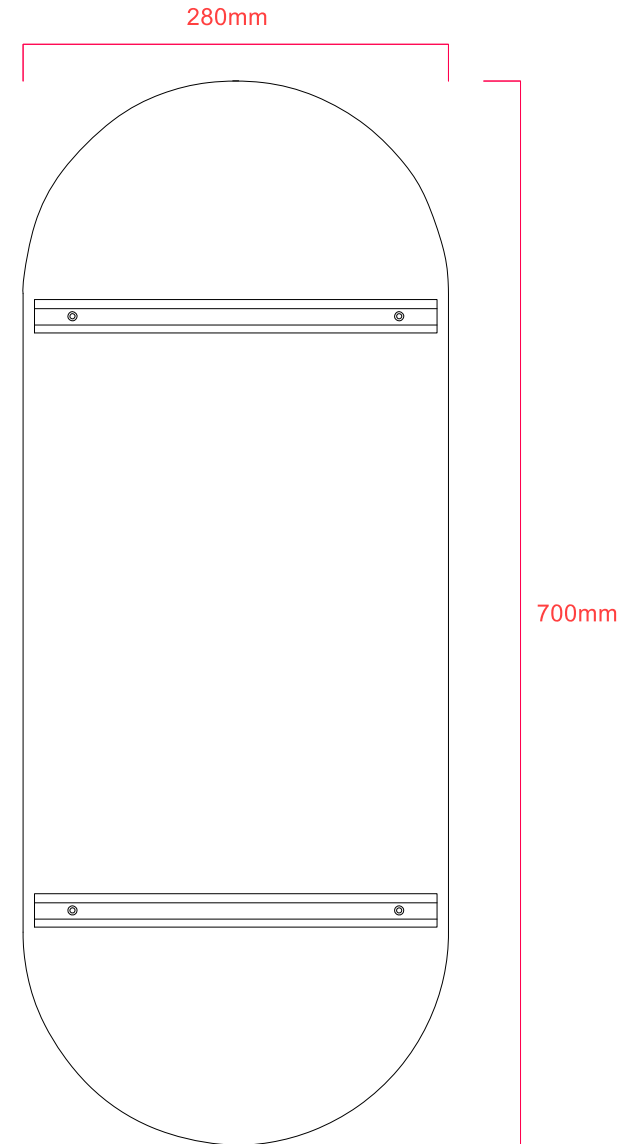
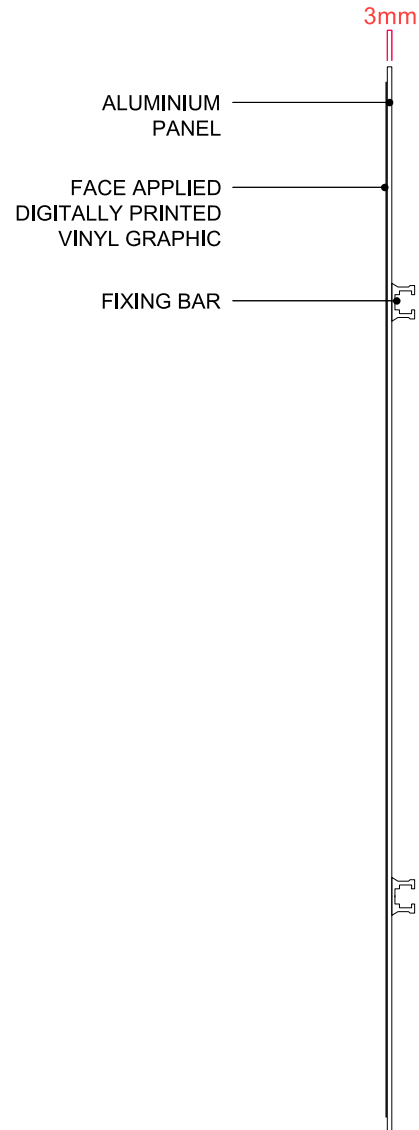
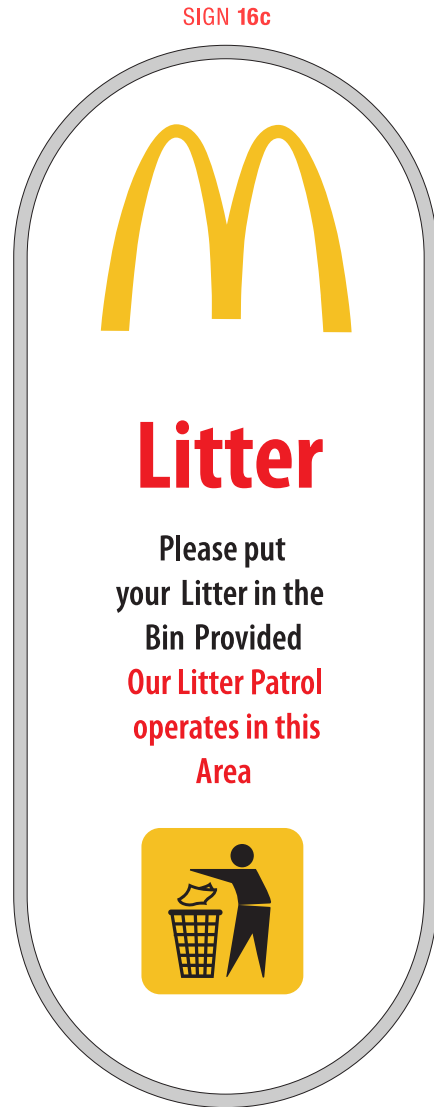
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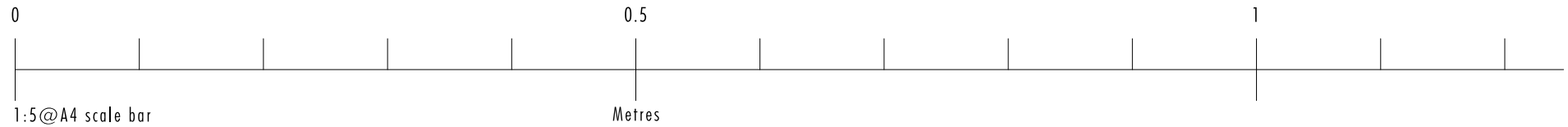
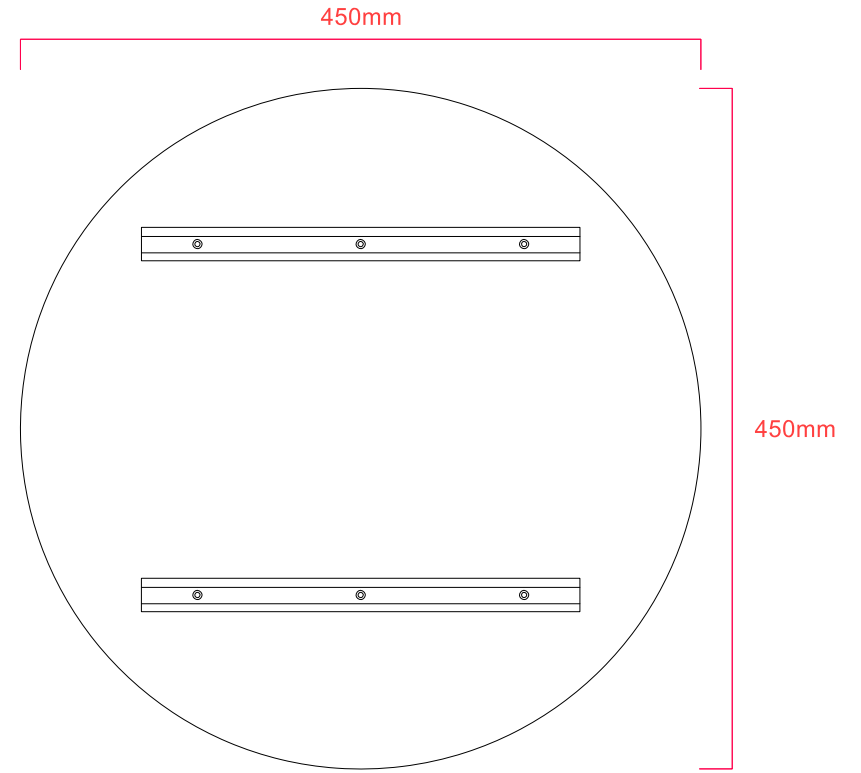
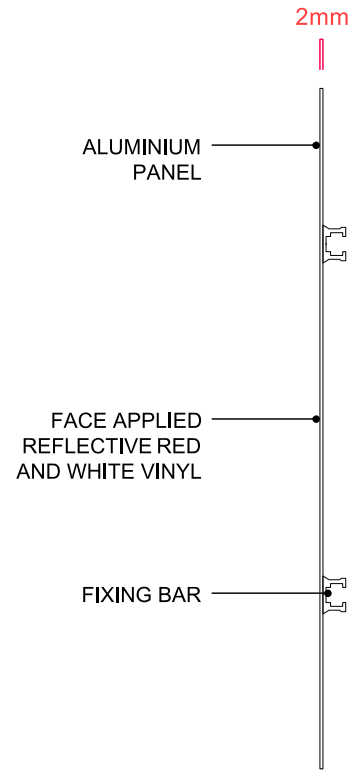
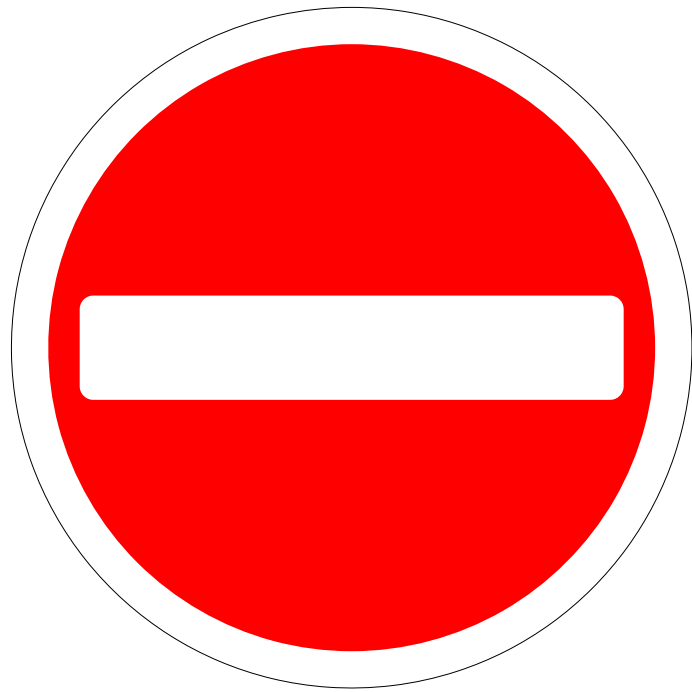
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SIGN 25e

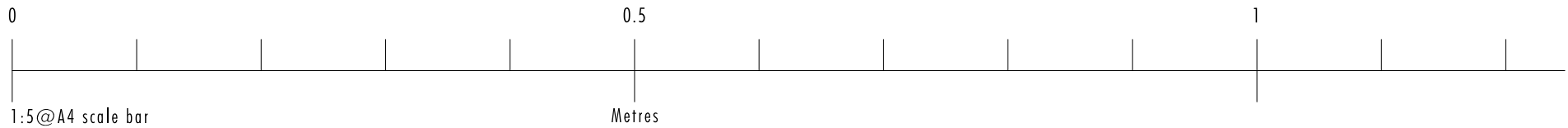
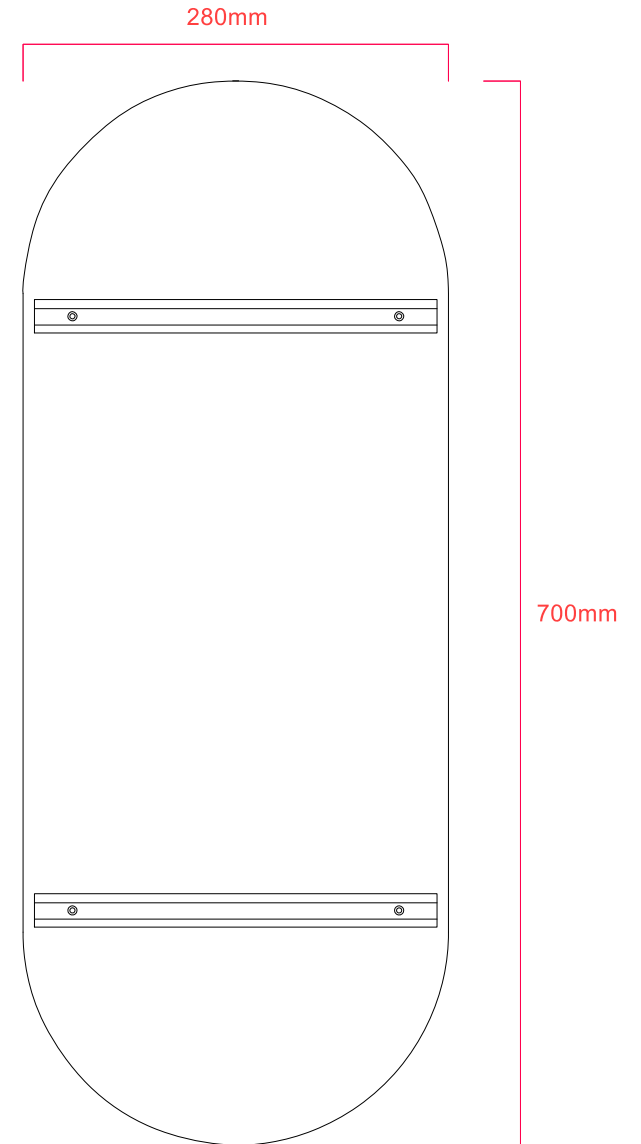
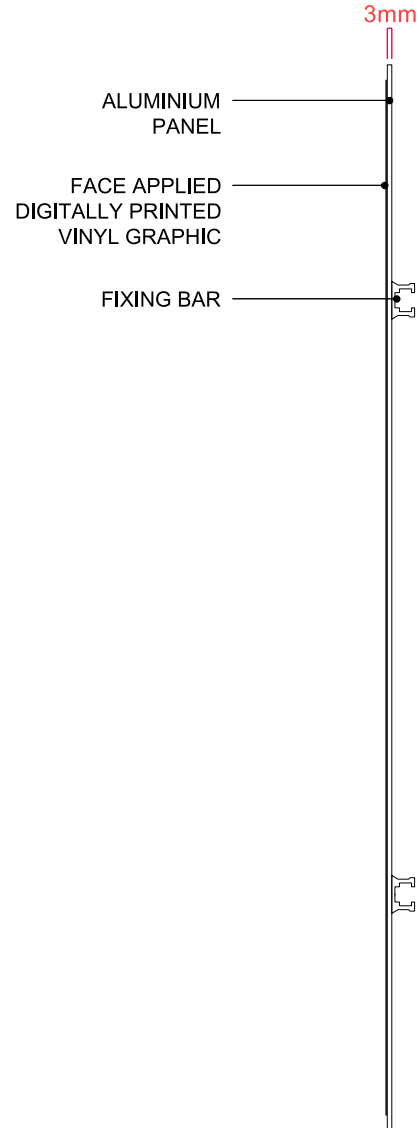
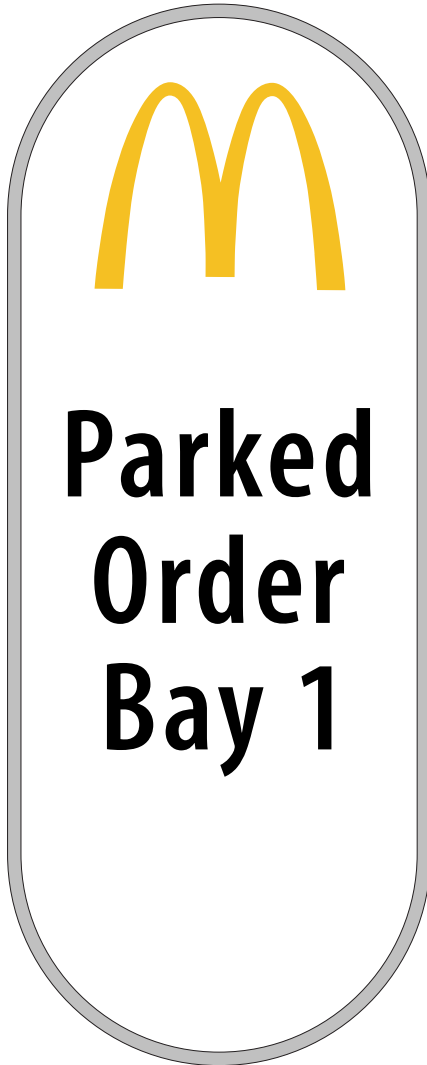


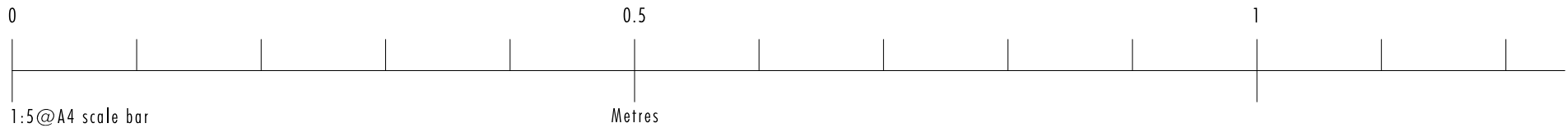
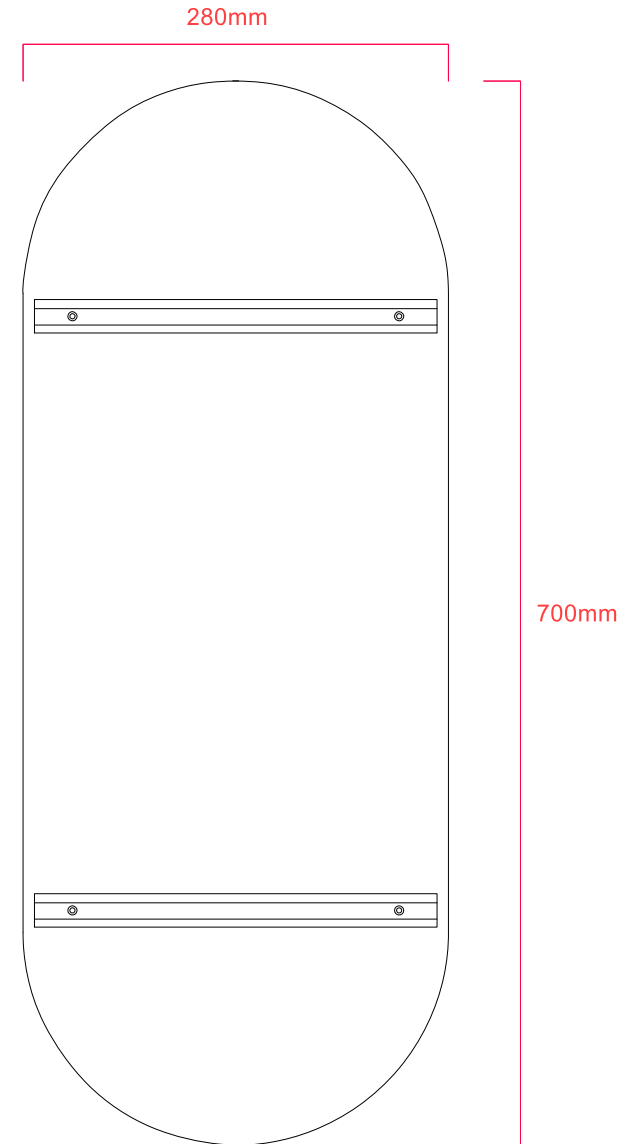
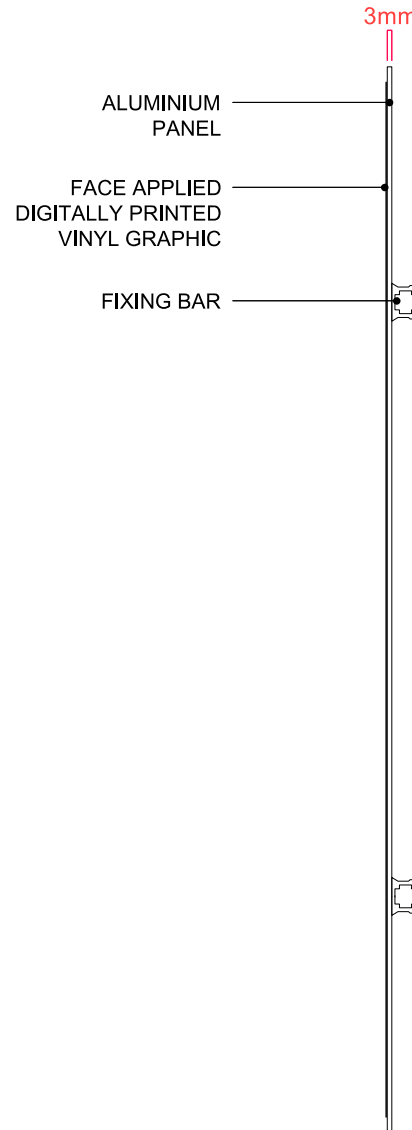
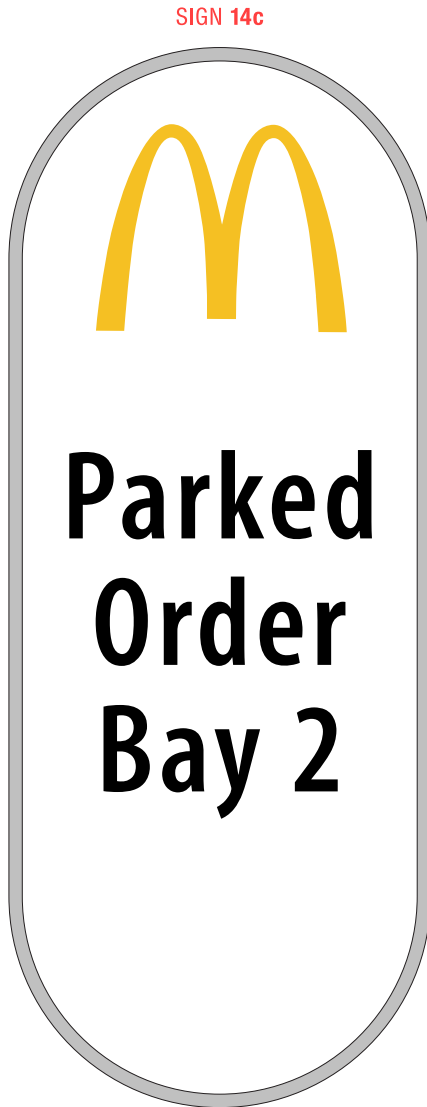


SIGN 25a



SIGN 14b





SIGN 25d

