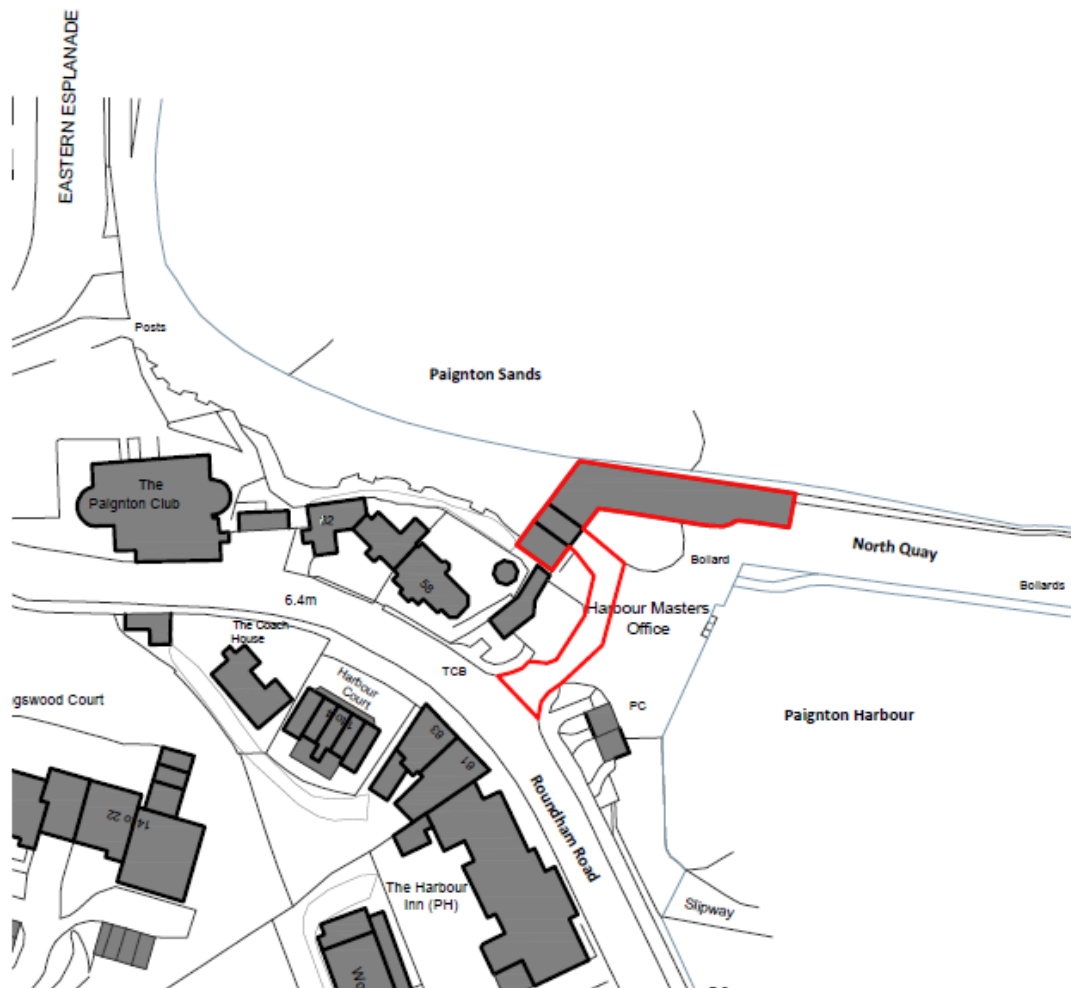


Application Site Address	Harbour Light Restaurant, North Quay, Roundham Road, Roundham Road, Paignton, TQ4 6DU
Proposal	Illuminated and non-illuminated replacement signage & external lighting. (Part Retrospective)
Application Number	P/2026/0125/AD
Applicant	CAD Heritage, C/o CAD Architects Ltd, Courtleigh House, 74-75 Lemon Street, Truro, TR1 2PN
Agent	Mr Sam Mayou
Date Application Valid	02.03.2026
Decision Due date	10.06.2026
Extension of Time Date	24.07.2026
Recommendation	Approval subject to: 1. The planning conditions outlined below, with the final drafting of planning conditions delegated to the Divisional Director of Place Strategy. The resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.
Reason for Referral to Planning Committee	The application site is land owned by the Council and a representation has been received that raises concerns.
Planning Case Officer	Leah Raybould

Location Plan



Site Details

The site comprises a Grade II listed building and operating as a public house and restaurant.

The site is located within Flood Zones 2 and 3. The site is also within the designated Roundham and Paignton Harbour Conservation Area. There are a number of Grade II Listed Buildings within the immediate vicinity of the site. The site is within 250 metres of Roundham Head SSSI. The site is not located within Paignton Town Centre, however it is in close proximity.

Description of Development

This advertisement application seeks consent for illuminated and non-illuminated replacement signage and associated external lighting. The application is part-retrospective. The proposal includes new profile-cut stainless-steel lettering, to be fixed in the same general locations using stainless-steel fixings. The fixings would be small-scale and selected to minimise impact on the historic fabric, in accordance with

the submitted signage specification. The individual signage locations are summarised below:

1. Existing Sea wall sign with Aluminium flat cut letters fixed to rail fitted on sea wall to be retained
2. Existing Painted logo sign with overhead floodlight on north rendered elevation to be replaced with new location specific pub logo with new stainless-steel text and sign written / painted logo and sub text to be redecorated to match wall decoration as shown in signage specification document.
3. Existing overhead floodlight to be removed and replaced with new like for like fittings using existing electrical supply feed.
4. Passage way - painted text on timber lintel on north elevation to be repainted with directional signage to pub and dining entrance.
5. Harbour Hut serving hatch shutters (painted sign on 4 shutter doors on north elevation) to be redecorated in grey with new painted logo based on the main pub branding.
6. Passageway signage - Painted logo directly onto timber planks to be covered with new painted rough sawn timber plank sign to complement existing planked theme.
7. Existing menu case to be replaced with new lockable aluminium menu case with metallic bronze/brown finish. Existing overhead light to be removed and replaced with new like for like fitting installed over new menu case
8. Painted St Austell brewery logo painted directly onto rendered south elevation to be painted over to match existing wall finish with new 'Harbour Light' pub branding and logo installed on raised stainless steel text. Existing overhead floodlight to be replaced with like for like fittings using existing electrical feed. Please refer to signage specification for photo montage and light weight fixing details.
9. Entrance - Overhead trough light and sign on southern elevation above doorway to be removed and replaced with like for like fitting using existing electrical supply feed. Please refer to signage specification for signage spacing, photo montage and light weight fixing details.
10. Vinyl window graphic on glazed entrance doors on southern elevation to be removed and replaced with new reverse cut vinyl logo applied to internal face of glass.
11. Menu case attached to timber sliding door to be replaced with new non illuminated aluminium menu case with metallic bronze/brown finish.
12. High level hand painted lettering on southern elevation with series of up-lighter fittings to be repainted with new lettering and logo to match pub branding. Existing up lighters to be carefully removed and wall redecorated to suit existing finish. New overhead black powder coated led lighting rail to be positioned above painted sign.

13. Glass balustrade surrounding first floor terrace area to have frosted vinyl applied to inside face of balcony glazing panels.
14. Eastern gable timber cladding painted with St Austell brewery logo to be removed and new raised stainless steel text and logo in line with current pub branding to be applied. Existing overhead floodlight to be removed and replaced with new like for like fittings using the existing electrical feed.

Relevant Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

Development Plan

- The Adopted Torbay Local Plan 2012-2030 ("The Local Plan"); and
- The Adopted Paignton Neighbourhood Plan 2012-2030 ("The Neighbourhood Plan")

Material Considerations

- National Planning Policy Framework (NPPF)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance (PPG)
- Roundham and Paignton Harbour Conservation Area Appraisal
- Published Standing Advice
- Planning matters relevant to the case under consideration, including the following advice and representations, planning history, and other matters referred to in this report.

Summary of Consultation Responses

Torbay Council's Harbour Master (response received 27.04.2026):

I have been passed the attached planning consultation form which has been submitted by Harbour Lights restaurant at Paignton Harbour. My only concern with this application is any effect that it may have on the navigation lights of the harbour. The approaches to Paignton from sea are managed by an east cardinal mark which exhibits a group flash of three white lights every ten seconds the harbour entrance also has a continuously quick flashing red light to signify the entrance of the harbour. Can you please confirm that these proposed illuminated signs will not conflict with the navigation lights of the harbour. Ideally no red, green or flashing lights that could possibly cause confusion to approaching vessels.

Torbay Council's Development Control Engineer

(response received 29.04.2026):

The Highways Standing Advice would apply to the above application. If the Development fails to meet the requirements of the HSA, it should be considered as an objection by the Local Highway Authority.

(<https://www.torbay.gov.uk/council/policies/highways/standing-advice/>).

Torbay Council's Harbour Master

(response received 04.05.2026):

That's fine. Thank you for the clarification.

Torbay Council's Ecology Consultant

(response received 04.05.2026):

Having reviewed the proposals it appears there will be minimal artificial lighting impacts that are likely to impact wildlife. No ecological concerns.

Torbay Council's Conservation and Urban Design Officer

(response received 04.06.2026):

I have reviewed the submitted information for both of the referenced applications above and have the following comments.

The proposed change in the hand painted signage would not impact the significance of the building, having a neutral impact, subject to the quality of execution and finishing.

The lighting element of the proposal however requires further review. The proposed lighting would result in an increase in the level of illumination generally across the building, including at high level, which would undermine the traditional character of the building. The use of pastiche light fittings is also not appropriate. As a building that was not traditionally lit, its special interest is particularly sensitive to an increase in lighting externally. I recommend a reduction in the quantity of light fittings and a review of their style. Simple modern fittings are likely to be more appropriate. Lighting should be located in discreet positions to not draw the eye as much as possible. Illumination at high level should be avoided.

Torbay Council's Conservation and Urban Design Officer

(response received 25.06.2026):

We are not able to recommend fixtures or fittings. This is for the applicant to do. I would suggest that proposed lighting be similar/match the existing fittings for consistency.

The proposal should not result an additional lighting across the building as the building is already substantially illuminated. Additional fixtures will, add to, and clutter the elevation.

The temperature of the external lighting should be consistent across the whole building. Contrasting colour temperatures is not appropriate. Generally, a warmer temperature light is more appropriate in the historic environment.

Torbay Council's Conservation and Urban Design Officer
(verbal response received 30.06.2026):

The previous concerns have been addressed.

Summary of Representations

The application was advertised by way of a site notice and neighbour notification and consultation to internal and external bodies.

One letter of representation has been received. Comments include:

- Light spill in relation to the premise licence.

Relevant Planning History

P/2006/1341: Repointing Of Seaward North Sandstone Elevation. Approved 04/10/2006.

P/2019/0237: Internal and external alterations, additional external terrace area, external store areas and seating areas. New condenser units and structural alterations. Approved 17.07.2019

P/2019/0238: Internal and external alterations, additional external terrace area, external store areas and seating areas. New condenser units and structural alterations. Approved 17.07.2019

P/2019/1043: Signage including illuminated signage. Approved 11.02.2020

CN/2019/0109: Discharge of Conditions in respect of Planning consent P/2019/0237: Condition 1 - Extract Ventilation, Condition 2 - Window & Door Details, Condition 3 - Travel Plan, Condition 4 - Flood Risk Assessment, Condition 5 - Construction Method Statement, Condition 6 - Bin Storage, Condition 7 - Bicycle Storage, Condition 8 - Hours of Use, Condition 9 - External Materials, Condition 10 - Delivery Times. Discharged in Part 08.04.2025

Planning Officer Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following key issues have been identified and will be discussed in relation to the relevant development plan policies and material considerations.

1. Principle of Development
2. Design and Visual Impact
3. Residential Amenity
4. Impact on Public Safety
5. Heritage Impacts

1. Principle of Development

The proposal seeks advertisement consent for illuminated and non-illuminated replacement signage and associated external lighting. The application is part-retrospective.

Policy DE6 of the Local Plan states that advertisements will not be permitted where they would harm visual or aural amenity or where they would undermine public safety.

Policy DE1 of the Local Plan states that proposals will be assessed against a range of criteria relating to their function, visual appeal, and quality of public space.

Policy SS10 of the Local Plan states that proposals that may affect heritage assets will be assessed on the need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas, whilst allowing sympathetic development within them.

Policy HE1 Listed Buildings of the Local Plan states that development proposals should have special regard to the desirability of preserving any listed building and its setting, or any features of special architectural or historic interest which it possesses.

Policy PNP3 of the Paignton Neighbourhood Plan states that improvement of the Harbour and frontage to the harbour shown on the Town Centre and Seafront inset plan (Fig. 6.3 page 31) will be encouraged and development proposals supported subject to other policies in this plan where they will:

- a) retain the heritage features and 'quaintness' of the harbour;
- b) continue the mix of traditional uses as a working harbour, including commercial and residential accommodation;
- c) attract more tourists;
- d) improve existing on and off-street parking for greater use by tourists, to include provision for bicycles, motor cycles and electric vehicle charging points for low emission vehicles;
- e) enable more use of the harbour for water sports;
- f) enhance the presence of wildlife; and where appropriate developer contributions will be used to improve harbour facilities and resilience to flood risk.

The proposal relates to an established commercial premises within the built-up area. There are no development plan policies that indicate the proposal is unacceptable in principle, subject to assessment against visual amenity, heritage, residential amenity and public safety considerations.

2. Design and Visual Impact

Paragraph 131 of the National Planning Policy Framework (NPPF) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to

live and work and helps make development acceptable to communities. In addition, paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

Policy DE1 of the Local Plan states that proposals will be assessed against a range of criteria relating to their function, visual appeal, and quality of public space.

Policy PNP1(c) Design Principles of the Paignton Neighbourhood Plan states that development proposals should where possible and appropriate to the scale and size of the proposal to be in keeping with the surroundings respecting scale, design, height, density, landscaping, use and colour of local materials.

The building is located within the Roundham and Paignton Harbour Conservation Area, is Grade II listed, and operates as a public house and restaurant. It has architectural and historic interest and is visible from the Esplanade, the harbour and Roundham.

The proposed branded signage, vinyl window graphics and frosted vinyl to the glass balustrading are considered to be compatible with the maritime character of the harbour.

Whilst some elements of the proposal have been undertaken prior to consent being granted, following consultation advice from Torbay Council's Conservation's and Urban Design Officer, revised drawings have been submitted, reducing the number of light fittings and the insertion of a LED light rail on the south elevation, including the removal of lighting from the seaward side, which is to reduce visual clutter and address heritage and public safety concerns.

Subject to the submitted details and recommended conditions, the proposal is considered appropriate within the streetscene and the surrounding harbour context. It would not result in unacceptable harm to the listed building, the conservation area or the wider streetscene. The proposal is therefore considered to comply with Policies DE1, DE6, HE1 and SS10 of the Local Plan, Policies PNP1(c) and PNP3 of the Paignton Neighbourhood Plan, and the guidance contained in the NPPF.

3. Residential Amenity

Policy DE3 of the Local Plan states that all development should be designed to provide a good level of amenity for future residents or occupiers and should not unduly impact upon the amenity of neighbouring and surrounding occupiers.

A representation has been received raising concern about light spill in relation to the premises licence. Licensing matters are controlled through separate legislation;

however, the planning impacts of lighting, including visual amenity and residential amenity, have been considered as part of this assessment.

The proposal is therefore not considered to result in any unacceptable harm to the amenities of neighbours and the proposal to accord with Policy DE3.

4. Impact on Public Safety

The Local Highway Authority has raised no objection to the proposal. The Harbour Master initially requested confirmation that the illuminated signs would not conflict with harbour navigation lights. Following clarification and revisions to the scheme, including the removal of lighting from the seaward side, the Harbour Master confirmed that the previous concern had been addressed. The proposal is therefore not considered to give rise to an unacceptable impact on public, highway or harbour safety and is acceptable having regard to Policy DE6 of the Local Plan.

5. Heritage Impacts

Policy SS10 of the Local Plan states that proposals that may affect heritage assets will be assessed on the need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas, whilst allowing sympathetic development within them.

Policy HE1 Listed Buildings of the Local Plan states that development proposals should have special regard to the desirability of preserving any listed building and its setting, or any features of special architectural or historic interest which it possesses

The visual appearance of the proposed signage and lighting is considered to be appropriate within the context of the streetscene, the surrounding premises and when considering the building's heritage significance. The proposal is considered to not cause any significant level of harm to the original building, the Conservation Area or the wider streetscene.

Sustainability

Policy SS3 of the Local Plan establishes the presumption in favour of sustainable development. The NPPF definition of sustainability has three aspects which are economic, social and environmental. Each of which shall be discussed in turn:

The Economic Role

The proposal would support the continued operation and presentation of an existing hospitality business, with associated benefits for the local economy.

The Social Role

The proposal would support the day and evening economy and contribute to the tourism role of Paignton Harbour.

The Environmental role

With respect to the environmental role of sustainable development, particular regard has been given to the effect of the proposal on the conservation area, the listed building and neighbouring amenity. These matters have been assessed above. Subject to the recommended conditions, the environmental impacts are considered acceptable.

Human Rights and Equalities Issues Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

Equalities Act: In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Local Finance Considerations

S106 – Not applicable.

CIL - Not applicable.

EIA/HRA EIA:

Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

BNG

The application is not liable for Biodiversity Net Gain (BNG) due to the de minimis exemption.

Proactive Working

In accordance with paragraph 39 of the National Planning Policy Framework, the Council has worked with the applicant in a positive and creative way and has concluded that the application is acceptable, subject to the recommended conditions.

Conclusions and Reasons for Decision

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This report has considered the key planning issues, the merits of the proposal, the relevant development plan policies and other material considerations.

The proposal is acceptable in principle and would not result in unacceptable harm to the visual character of the area, heritage assets, residential amenity or public safety.

The proposal would represent an appropriate form and scale of signage and associated lighting for the existing use of the building. Subject to the recommended conditions, the design and heritage impacts are acceptable, and the proposal is considered to accord with the Adopted Torbay Local Plan, the Paignton Neighbourhood Plan and all other material considerations.

Officer Recommendation

Approval subject to:

1. The planning conditions outlined below, with the final drafting of planning conditions delegated to the Divisional Director of Place Strategy.

The resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

Conditions

1. General Advertisement Condition

1. 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.
2. 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.
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.
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.

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 comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. Matching Details

All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy HE1 of the of the Adopted Torbay Local Plan 2012-2030

Relevant Policies

Development Plan Relevant Policies

DE1 - Design

HE1 - Listed Buildings

SS10 - Conservation and the Historic Environment

DE3 - Development Amenity

DE6 - Advertisements

SS3 - Presumption in favour of sustainable development

PNP1(c) - Design Principles

PNP3 - Paignton Harbour