



Appeal Decision

Site visit made on 25 September 2025

by **David Reed BSc DipTP DMS MRTPI**

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 15 October 2025

Appeal Ref: APP/A3010/Z/25/3364342

Misterton Playing Fields, Marsh Lane, Misterton, Nottinghamshire, DN10 4DL

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) against a refusal to grant express consent.
 - The appeal is made by Misterton Parish Council against the decision of Bassetlaw District Council.
 - The relevant part of the application Ref 24/01383/ADV, dated 28 November 2024, was refused in a split decision on 24 February 2025.
 - The proposed 8 no. advertisement signs are to be erected on the car park railings.
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Decision

1. The appeal is allowed and express consent is granted for 8 no. advertisement signs on the car park railings at Misterton Playing Fields, Marsh Lane, Misterton, Nottinghamshire, DN10 4DL, in accordance with the terms of the application, Ref 24/01383/ADV, dated 28 November 2024, subject to the five standard conditions set out in the regulations and the following additional conditions:
 - (i) Two advertisement signs shall face towards the car park, nos 3 and 6 counting from the field gate.
 - (ii) The remaining six advertisement signs shall face towards the playing field.
 - (iii) All the signs shall be mounted on green backing boards.

Preliminary Matters

2. The application was for a series of advertisement signs at Misterton Playing Fields namely on the storage garage east elevation (1 no.), pavilion south elevation (2 no.), on the field gate (1 no.), car park railings (8 no.) and adjacent to the pedestrian access on Marsh Lane (1 no.). In a split decision, all the signs except the 8 signs on the car park railings were approved. This appeal therefore relates solely to the 8 no. signs on the car park railings which were refused.

Main Issue

3. The main issue is the effect of the 8 no. advertisement signs on the visual amenity of the area.

Reasons

4. Consent has recently been given for a series of advertisement signs at Misterton Playing Fields to raise funds for maintaining the facilities. However, eight signs to be mounted on the car park railings were refused consent. The signs would be mounted within the eight green tubular metal frames which form a concave shaped boundary to the parking area, running from a field gate on the left to a shorter frame and a

pedestrian gate on the right. The car park is accessed and seen from Marsh Lane with the playing fields stretching away behind.

5. Consent has been granted for a sign to be mounted on the field gate which is assumed would face the car park¹ and thus be seen by car park users and passers-by on Marsh Lane. A further eight signs mounted on the barriers would stretch in a low but long continuous strip around the perimeter of the car park forming an unduly visually intrusive, jarring feature in the essentially green, almost pastoral context of the playing fields. Whilst there are a few advertisement signs nearby on Marsh Lane in connection with the GP Surgery and Pharmacy, these relate to the premises concerned and are not excessive.

6. Whilst eight signs facing the car park and Marsh Lane would be visually jarring and excessive, two, with gaps between, seen alongside the sign on the field gate, would be reasonable and not unduly impact on the visual amenity of the area. These should be mounted on the third and sixth barriers along with gaps of two barriers between each².

7. The appellant suggested as part of the appeal that the signs could face towards the playing field area where they would be unseen from Marsh Lane but seen by playing field users. The Council did not respond, but this orientation would not have a significant impact on the visual amenity of the area and since the object of the exercise is to raise funds for the maintenance of the playing fields this would be reasonable. The remaining six signs should therefore face towards the playing fields. As suggested by the appellant, all the car park barrier signs should be mounted on green backing boards to better blend into the overall verdant character of the recreation ground.

Conclusion

8. Eight signs mounted on the car park barriers would significantly harm the visual amenity of the area if they all face the car park and Marsh Lane. However, if two face that direction with spaces between, with the remaining six facing the playing fields, there would be no significant harm to visual amenity.

9. The appeal can therefore be allowed subject to conditions to that effect.

David Reed

INSPECTOR

¹ The parties were asked to confirm this but no response was received.

² The parties were asked to comment on this option but no response was received.