

**EAST AYRSHIRE COUNCIL**

**SPECIAL NORTHERN LOCAL PLANNING COMMITTEE: 24 JUNE 2010**

**10/0325/AD AND 10/0389/LB: PROPOSED FASCIA SIGN  
AT 53 TITCHFIELD STREET, KILMARNOCK, KA1 1QS  
BY MR WILLIE COFFEY**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Advertisement consent is sought, as is the corresponding listed building consent. The advert will be a wooden fascia with traditionally styled signwriting denoting the parliamentary office details. The signage will utilise the existing downlighters which are already located on the shopfront from the previous use of this property.

**2. RECOMMENDATION**

**2.1 It is recommended that listed building application 10/0389/LB and that advertisement application 10/0325/AD both be approved.**

**3. CONCLUSIONS**

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 Both applications are considered to be compliant with the Development Plan and there are no material considerations which indicate otherwise. The proposed signage is appropriate in design, scale and size to the subject property and is in-keeping with the signage in Kilmarnock's town centre.

**CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development then the applications will not require to be referred to Council as that would not be a significant departure from Council Policy.

**Alan Neish  
Head of Planning and Economic Development**

**Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.**

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10/0325/AD AND 10/0389/LB: PROPOSED FASCIA SIGN  
AT 53 TITCHFIELD STREET, KILMARNOCK, KA1 1QS  
BY MR WILLIE COFFEY

### Report by Head of Planning and Economic Development

#### 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination two applications, one for advertisement consent and one for listed building consent, to be considered by the Northern Local Planning Committee under the scheme of delegation as the applicant is also a Member of the Planning Authority.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is the ground floor premises of a Category C (s) listed building in Titchfield Street and is the constituency office for Mr Willie Coffey MSP. The tenement building is constructed in red Ballochmyle sandstone, in the Glasgow style, with shops and services at ground floor. Many of the shopfronts in the area still retain their original features.

2.2 **Proposed Development:** Advertisement consent is sought, as is the corresponding listed building consent. The advert will be a wooden fascia with traditionally styled signwriting denoting the parliamentary office details. The signage will utilise the existing downlighters which are already located on the shopfront from the previous use of this property.

#### 3. CONSULTATIONS RECEIVED

3.1 Piersland - Bentinck Community Council have not responded to their consultation.

***Noted.***

3.2 Historic Scotland have noted they have no locus in the application, as the building is Category C (s) listed, the application falls to be determined by the planning authority.

***Noted.***

## 4. REPRESENTATIONS

4.1 No letters of representations have been received.

## 5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of these applications, the Development Plan comprises the Adopted East Ayrshire Local Plan (2003) (EALP).

### Adopted East Ayrshire Local Plan

5.2 Policy ENV4 ensures that all development affecting listed buildings is sympathetic to the building in terms of design, materials, colour and finish etc. All proposals should seek to preserve or enhance the special architectural features of the listed building and contribute positively to the character and appearance of the area.

***The proposed signage is traditional in style, and is proposed in the correct fascia location for this style of original shopfront. The timber fascia and painted lettering will be compatible with the listed building as a whole.***

5.3 Policy ENV7 is relevant to the formation of new signage and states that all developers will be expected to comply fully with the Council's existing and emerging Design Guidance and Policy documents. Developments which do not meet the required design standards will require to be fully justified and may not be supported by the Council.

***The proposed signage in general is appropriate to the surrounding area in terms of amenity and will not be detrimental to visual amenity nor add clutter to the streetscape.***

## 6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of these applications are the Alteration to the East Ayrshire Local Plan, consultation responses and amenity considerations in respect of the location of this site.

### Alteration to the East Ayrshire Local Plan

6.2 The proposals are compliant with Policy ENV9 which refers to the relevant Design Guidance as detailed in paragraph 5.3 of this report.

### Consultation Responses

6.3 None of the consultation responses recommend that the applications should be refused.

## Amenity

6.4 The proposed signage would not have an adverse effect on the amenity of the Kilmarnock Town Centre, noting that the shopfront and signage proposals are similar to the other retail/commercial units in the town centre and particularly on Titchfield Street.

## Planning History

6.5 A previous planning application for change of use to Parliamentary office 09/0843/PP was granted consent on 27 January 2010.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are no financial or legal implications for the Council relative to these applications.

## **8. CONCLUSIONS**

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 Both applications are considered to be compliant with the Development Plan and there are no material considerations which indicate otherwise. The proposed signage is appropriate in design, scale and size to the subject property and is in-keeping with the signage in Kilmarnock's town centre.

## **9. RECOMMENDATION**

**9.1 It is recommended that listed building application 10/0389/LB and that advertisement application 10/0325/AD both be approved.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development then the applications will not require to be referred to Council as that would not be a significant departure from Council Policy.

**Alan Neish**  
**Head of Planning and Economic Development**

14 June 2010

MF/RH

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application forms and plans
2. Statutory Notices and Certificates
3. Consultation Responses
4. Adopted East Ayrshire Local Plan
5. East Ayrshire Local Plan, Finalised Draft with Modifications

Anyone wishing to inspect the above papers should contact Marion Fergusson, Planning Officer on 01563 576769.

TP24

**East Ayrshire Council**

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0325/AD**

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Location	53 Titchfield Street Kilmarnock East Ayrshire KA1 1QS
Nature of Proposal:	Advertisement of the following types : Fascia Sign
Name and Address of Applicant:	Mr Willie Coffey 53 Titchfield St Kilmarnock KA1 1QS
Name and Address of Agent	

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Officer's Ref: Marion Fergusson  
01563 576769

The above Advert application should be approved.

Reason for the Decision

The proposed signage is both consistent with the Development Plan and is not subject to any material considerations that would merit refusal. The proposals are acceptable in visual terms.

**East Ayrshire Council**

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0389/LB**

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Location	53 Titchfield Street Kilmarnock East Ayrshire KA1 1QS
Nature of Proposal:	Proposed fascia sign
Name and Address of Applicant:	Mr Willie Coffey 53 Titchfield Street Kilmarnock East Ayrshire KA1 1QS
Name and Address of Agent	Sign A Rama 40 Low Glencairn Street Kilmarnock KA1 4DG

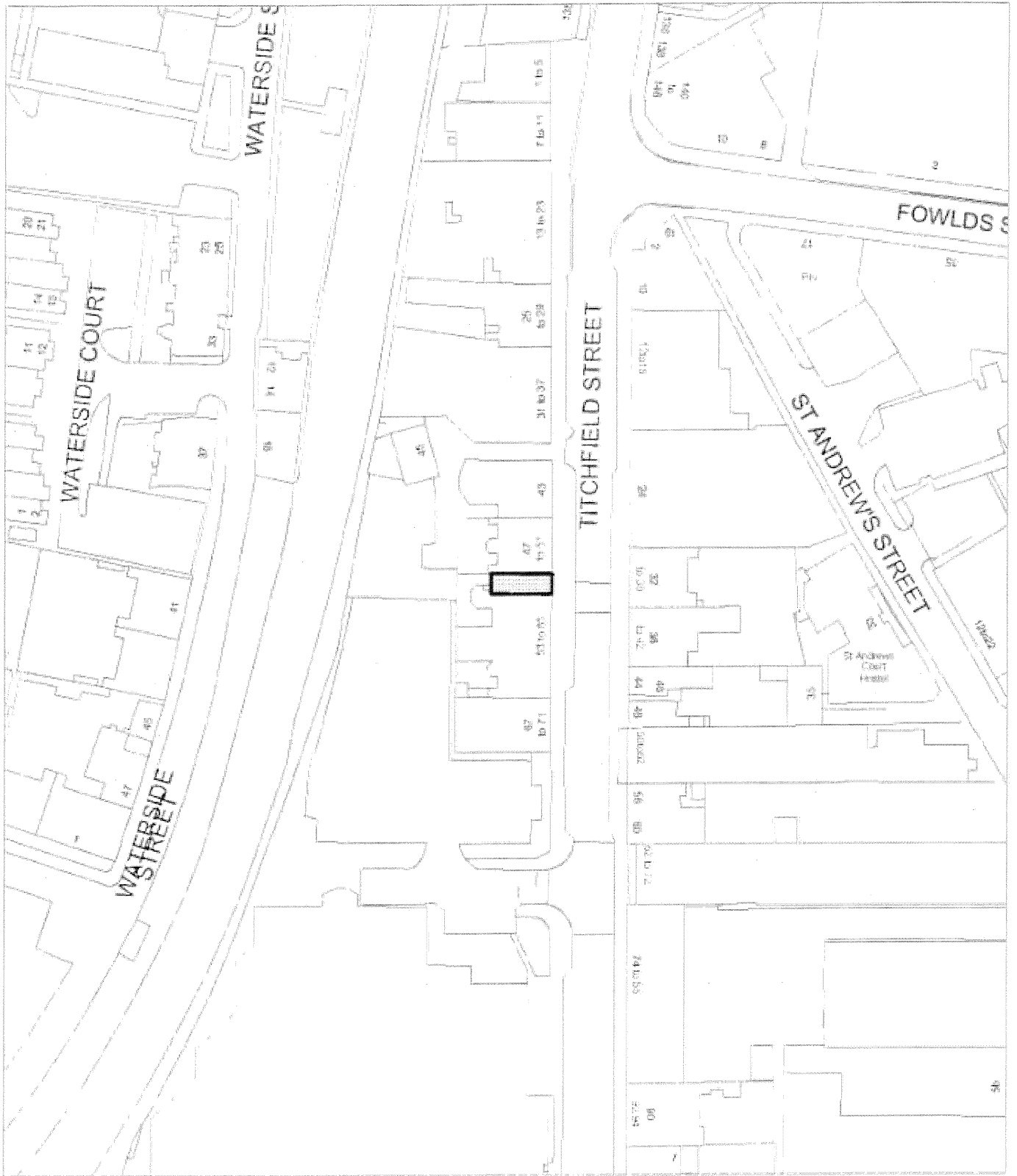
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Officer's Ref: Marion Fergusson  
01563 576769

The above Listed Building application should be approved

Reason for the Decision

The proposed signage is both consistent with the Development Plan and is not subject to any material considerations that would merit refusal. The proposals are acceptable in visual terms.



<p>Title/Location    <b>53 Titchfield Street</b></p> <p>                         <b>Kilmarnock</b></p> <p>                         <b>Application No. 10/0325/AD &amp; 10/0389/LB</b></p>	<p><b>East Ayrshire Council</b></p> <p>Department of Neighbourhood Services          Planning &amp; Economic Development Service          6 Croft Street          Kilmarnock KA1 1JB</p> <p>Tel (01563) 576790    Fax (01563) 576774          E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a></p> <p>Com Date: 24/06/2010</p>
<p>Key</p> <p> <b>Application Site</b></p>	<p style="text-align: center;"></p>

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