

EAST AYRSHIRE COUNCIL

CENTRAL AREA LOCAL PLANNING COMMITTEE: 04 FEBRUARY 2005

**04/1106/AD: PROPOSED 6 NO STREET ENTRANCE SIGNS
AT KILMAURS ROAD, KILMARNOCK
BY NORTH WEST KILMARNOCK ENVIRONMENTAL IMPROVEMENT
GROUP**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Advertisement consent is sought for the erection of 6 no street entrance signs. The main purpose of the signs is to provide the name of the particular area and street names. The signs are 1.99 metres wide, a maximum of 0.98 metres high, and 0.4 metres deep. The signs will be constructed with red facing brick, with white signage inserts with black lettering.

2. RECOMMENDATION

2.1 **It is recommended that the application be approved subject to conditions indicated on the enclosed street.**

3. CONCLUSIONS

3.1 As is indicated at Section 5 of the report, the application is in accordance with the Adopted East Ayrshire Local Plan and therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As is indicated in Section 6 of the report there are material considerations relevant to this application. North West Community Council objected on the grounds that the signs may be used by youths to hide behind to throw stones. There is already existing street furniture which would also afford youths a similar opportunity to throw stones. This is a matter which if arises should be addressed by the Police. The proposed signs will add amenity value to the respective areas.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards the application will not require to be referred to the Development Services Committee as it would not be a significant departure from Council policy.

Alan Neish
Head of Planning, Development and Building Standards

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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GROUP**

Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for advertisement consent which is to be considered by the Local Planning Committee under the scheme of delegation as it is subject to an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The proposal involves the installation of 2 no. street entrance signs at three junctions off Kilmaurs Road, as described below:

Junction to Woodhill Road (west side of Kilmaurs Road) and Junction to Ardgour Road (east side of Kilmaurs Road): The sites for these four proposed signs are all triangular sections of open space.

Junction to Tourhill Road: The site is on the grass verge.

2.2 **Proposed Development:** Advertisement consent is sought for the erection of 6 no street entrance signs. The main purpose of the signs is to provide the name of the particular area and street names. The signs are 1.99 metres wide, a maximum of 0.98 metres high, and 0.4 metres deep. The signs will be constructed with red facing brick, with white signage inserts with black lettering.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no adverse comments to make regarding the proposed development, however they will not be involved in any future maintenance procedures for the proposed entrance signs.

This is a matter for the applicant and can be addressed by attaching an advisory note, should consent be granted.

3.2 Transco have no adverse comments to make regarding the proposed development.

Noted.

3.3 SEPA have not responded to their consultation letter at the time of writing this report.

Noted.

3.4 North West Kilmarnock Community Council have objected to the proposal on the grounds that the signs may be used by youths for concealment so they can throw stones at vehicles, particularly buses.

The comments of the Community Council are noted however the amenity value these signs will bring to the area outweighs any opportunity that the structures give youths to throw stones. There is already existing street furniture in the area which would afford youths a similar opportunity. If this unsociable activity arises, this is a matter to be addressed by the Police.

4. REPRESENTATIONS

4.1 There is one objection from North West Kilmarnock Community Council which is detailed in Section 3.4 of the report above.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

5.1 Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application, the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan.

Approved Ayrshire Joint Structure Plan

5.2 There are no relevant policies to assess the proposed development within the Ayrshire Joint Structure Plan.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy ENV 7 of the EALP is relevant and expects developers to comply fully with the Council's Design Guidance. It advises that the acceptability of signs will be assessed against impact on the visual amenity of the site on which they are located and also on neighbouring properties and the surrounding area. The signs will also be assessed for their impact on public safety particularly the safety of pedestrians, drivers and other road users. The Design Guidance also advises that advance signs should be located outwith the highway boundary and be no more than 2.5 metres in height. The maximum permitted area of each sign should not exceed 1 square metre. All signs should be designed, constructed and finished to the highest possible standards.

The proposed signs are considered to add to the amenity of the area and will not have a detrimental impact on adjacent properties. In terms of pedestrian and road safety, the Roads Division have not offered any adverse comments. The proposed signs comply with the above Design Guidance.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultations and representation received which are detailed in Sections 3 and 4 of the report.

Consultations and Representations

6.2 The consultations and representations received are addressed in Sections 3 and 4 of the report. North West Kilmarnock Community Council have objected to the proposed signs on the grounds that they provide concealment for youths to throw stones. It is not considered that their concern would justify a recommendation of refusal of the application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As is indicated at Section 5 of the report, the application is in accordance with the Adopted East Ayrshire Local Plan and therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997,

the application should be approved unless material considerations indicate otherwise.

8.2 As is indicated in Section 6 of the report there are material considerations relevant to this application. North West Community Council objected on the grounds that the signs may be used by youths to hide behind to throw stones. There is already existing street furniture which would also afford youths a similar opportunity to throw stones. This is a matter which if arises should be addressed by the Police. The proposed signs will add amenity value to the respective areas.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to conditions indicated on the enclosed street.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards the application will not require to be referred to the Development Services Committee as it would not be a significant departure from Council policy.

Alan Neish
Head of Planning, Development and Building Standards

26 January 2005
(CP/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Letter of Objection.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. Application No: 04/1106/AD.

Anyone wishing to inspect the above papers please contact Claire Peters on 01563 576779.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

04/1106/AD

Site of Proposal:	Kilmaurs Road KILMARNOCK	KA3 1RB	
Nature of Proposal:	Proposed 6 No street entrance signs		
Name & Address of Applicant:	North West Environmental Improvement Group 7 Kirkton Road KILMARNOCK		KA3 2DF
Name & Address of Agent:	East Ayrshire Council Technical Services Council Offices Lugar CUMNOCK		KA18 3JQ

DPOs Reference: (CP/MMM)

The above FULL application should be granted subject to the following conditions:-

1. Notwithstanding the approved plans, details and samples of the facing brick shall be submitted to and approved by the Planning Authority before any development commences on the site and implemented as approved.

REASON In the interests of visual amenity.

NOTE:- The applicant is advised that East Ayrshire Council's Roads and Transportation Division will not be involved in any future maintenance procedures for the street entrance signs subject of this consent.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S**

**PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**