

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 11 AUGUST 2006

**06/0075/AD: ERECTION OF FACIA AND PROJECTING SIGN AT 65 CASTLE,
NEW CUMNOCK**

APPLICATION BY THE ROYAL BANK OF SCOTLAND

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Advertisement Consent is sought for the erection of new fascia signage and a projecting box sign to the front elevation of the premises, replacing old signage as part of a wider national upgrading programme. The fascia signage will cover the full length of the building covering the top section with the proposed box section projecting outwards with an overall width of 840mm. The colour scheme proposed is in line with the Bank's colours consisting of mostly royal blue with white lettering. Although the application was not submitted retrospectively the proposed signage has now been implemented.

2. RECOMMENDATION

2.1 It is recommended that the application be approved.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report, there are no specific policies relating to this type of development in the development plan. Therefore, given the terms of Section 25 and Section 37 (2) of the Town and Country Planning (Scotland) Act 1997, greater weight should be given to the material considerations in respect of the proposed development. As is indicated in Section 6 of the report there are material considerations relevant to this application.

3.2 In that the proposal has now been implemented it is possible to form a very clear view about its merits. The signage is not considered to be of visual detriment to the existing frontage of the building and is part of the wider replacement programme being implemented by the Royal Bank of Scotland. Whilst the Community Council's comments have been taken into consideration in the determination of the application these would not merit the refusal of the application.

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 would not require to be referred to the Development Services Committee as it would not be a significant departure from the East Ayrshire Local Plan.

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.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 11 AUGUST 2006

06/0075/AD: ERECTION OF FASCIA AND PROJECTING SIGN AT 65
CASTLE, NEW CUMNOCK

APPLICATION BY THE ROYAL BANK OF SCOTLAND

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 to display advertisement which is to be considered by the Local Planning Committee under the scheme of delegation, as the proposed development is the subject of an objection from the Local Community Council.

2. APPLICATION DETAILS

2.1 **Site Description:** The proposed premises are currently home to the Royal Bank of Scotland and are located in the centre of the settlement of New Cumnock on the western section of the main thoroughfare (A76 Trunk Road). The building is single storey and rectangular in design with a flat roof and is attached along the southern boundary to a traditional shop unit. To the north side a lane provides access to the rear.

2.2 **Proposed Development:** Advertisement Consent is sought for the erection of new fascia signage and a projecting box sign to the front elevation of the premises, replacing old signage as part of a wider national upgrading programme. The fascia signage will cover the full length of the building covering the top section with the proposed box section projecting outwards with an overall width of 840mm. The colour scheme proposed is in line with the Bank's colours consisting of mostly royal blue with white lettering. Although the application was not submitted retrospectively the proposed signage has now been implemented.

3. CONSULTATIONS AND ISSUES RAISED

3.1 New Cumnock Community Council have formally objected to the application stating that after discussion the committee voted 6 to 5 to object to the signs as shown in the application as they were too obtrusive for a small rural town. The blue band around the building is excessive. It was agreed that either

the centre section as shown or the signs similar to those on the RBS building in Mauchline would be more appropriate.

The Community Council make reference to the signage used on the RBS building in Mauchline, however it should be noted that the circumstances are somewhat different as that is a large traditional sandstone building located in the centre of the Mauchline Outstanding Conservation Area. Although the preferred choice for the Community Council would seem to be different signage, the Division are not of the view that this proposal is of detriment to the visual amenity of the building frontage or the immediate area.

4. REPRESENTATIONS

4.1 No third party representations have been received with respect to the proposed development.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 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 (1999) and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 There are no policies contained in the structure plan which are especially relevant to the development.

Noted.

East Ayrshire Local Plan

5.3 There are no policies contained in the local plan which are especially relevant to the development.

Noted.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and the visual impact of the proposal.

Consultations Responses

6.2 The single consultation response received from the Community Council recommends that the application should be refused on the grounds of visual amenity.

Visual Impact of the Proposal

6.3 The proposal does not relate to a Listed Building nor is it located in a Conservation Area. On balance, the design of the advertisement is considered to be acceptable.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application, other than that in the event of a refusal, enforcement proceedings would require to be undertaken to secure removal of the signage.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, there are no specific policies relating to this type of development in the development plan. Therefore, given the terms of Section 25 and Section 37 (2) of the Town and Country Planning (Scotland) Act 1997, greater weight should be given to the material considerations in respect of the proposed development. As is indicated in Section 6 of the report there are material considerations relevant to this application.

8.2 In that the proposal has now been implemented it is possible to form a very clear view about its merits. The signage is not considered to be of visual detriment to the existing frontage of the building and is part of the wider replacement programme being implemented by the Royal Bank of Scotland. Whilst the Community Council's comments have been taken into consideration in the determination of the application these would not merit the refusal of the application.

9. RECOMMENDATION

9.1 It is recommended that the application be approved.

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 would not require to be referred to the Development Services

Committee as it would not be a significant departure from the East Ayrshire Local Plan.

Alan Neish
Head of Planning, Development and Building Standards

03 August 2006
(RG/RH)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation response.
4. Adopted East Ayrshire Local Plan (2003).
5. Approved Ayrshire Joint Structure Plan (1999).

Anyone wishing to inspect the above background papers should contact Mr Robin Ghosh on 01563 555483.

Implementation Officer: Dave Morris

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 06/0075/AD

Location	ROYAL BANK OF SCOTLAND 65 CASTLE NEW CUMNOCK KA18 4AG
Nature of Proposal:	PROPOSED FACIA AND PROJECTING SIGNS
Name and Address of Applicant:	ROYAL BANK OF SCOTLAND DRUMMOND HOUSE 1 REDHEUGHS AVENUE EDINBURGH EH12 9JN
Name and Address of Agent	ACE SIGN GROUP MONOGRAM HOUSE TOWERFIELD ROAD SHOEBURYNESS S53 9QP

DPO's Ref: RG
PPO's Ref: Hugh Melvin

The above advertisement consent application should be approved.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**