

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 10 AUGUST 2001

**01/0363/AD : PROPOSED FREESTANDING SIGN AT ENTRANCE TO
CAPONACRE INDUSTRIAL ESTATE, CUMNOCK**

APPLICATION BY GRAHAM & SIBBALD

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Retrospective advertisement consent is sought for the display of a free standing sign within the site. The sign extends to 3.2 square metres and is supported to by two metal posts. The sign is 3.2 metres in height and is aluminium with a white background and blue and red lettering. The purpose of the sign is to advertise the availability of industrial premises within Caponacre Industrial Estate.

2. RECOMMENDATION

2.1 The application should be approved subject to the conditions on the attached sheet.

3. SUMMARY OF ANALYSIS

3.1 As indicated at paragraph 5.1 in the report, there are no policies contained within the Adopted Cumnock and Auchinleck Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated at Section 6 in the report, there are material considerations relevant to this application, however, it is considered that these are supportive of the application. The proposed sign is in accordance with the Council's Design Guidance on the Display of Advertisements.

3.2 In terms of the letter of objection, it is considered that the sign would not have a detrimental impact on the visual amenity of nearby residential properties. The sign is acceptable in terms of its size and design and is displayed some distance (45 metres) from the nearest residential properties.

**Alan Neish
Head of Planning and Building Control**

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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CAPONACRE INDUSTRIAL ESTATE, CUMNOCK**

APPLICATION BY GRAHAM & SIBBALD

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposed development is subject to an objection.

2. APPLICATION DETAILS

2.1 **Site Description** : The application site is located on the corner of Glaisnock Street and the access road to Caponacre Industrial Estate. The site forms part of the landscaped entrance to the Industrial Estate. The nearest residential properties are located 45 metres eastwards (on the opposite side of Glaisnock Street) and 50 metres southwards.

2.2 **Proposed Development:** Retrospective advertisement consent is sought for the display of a free standing sign within the site. The sign extends to 3.2 square metres and is supported to by two metal posts. The sign is 3.2 metres in height and is aluminium with a white background and blue and red lettering. The purpose of the sign is to advertise the availability of industrial premises within Caponacre Industrial Estate.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Cumnock Community Council has not responded to the consultation letter at the time of writing.

Noted.

4. REPRESENTATIONS

4.1 One letter of representation has been received with regard to the proposed development. This is summarised as follows:

4.2 They object to the sign being erected in front of their lounge window as it is in direct view of their dwellinghouse.

The sign is currently displayed approximately 45 metres from the residential properties on the opposite side of Glaisnock Road; a distance such that its impact is minimised.

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 Cumnock – Auchinleck Local Plan, (1992). The Adopted Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 There are no specific policies within the Adopted Cumnock and Auchinleck Local Plan relevant to the determination of this application and, as such, greater weight should be attached to the “other material considerations” referred to in Section 6 of this report.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan, Finalised Version with Modifications (2001), East Ayrshire Council’s Design Guidance and the letter of objection summarised in Section 4 of the Report.

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan, Finalised Version with Modifications (EALP) should be considered as a prime material consideration.

6.3 There are no specific policies within the EALP relevant to the determination of this application.

Noted.

6.4 The Council’s Design Guidance provides advice on the display of advertisements. Paragraph 3 of this guidance states that all advertisements should be sensitive in terms of size, scale, design and colour to the building or site on which they are proposed.

It is considered that the proposed sign is acceptable in terms of its size, design and colour and does not detract from the visual amenity of the area on which it is located. Given however that the

sign relates to the sale/let of industrial units, it is considered that a condition requiring the sign to be removed after a two year period would be appropriate in this instance.

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 indicated at paragraph 5.1 above, there are no policies contained within the Adopted Cumnock - Auchinleck Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated at Section 6 above, there are material considerations relevant to this application, however, it is considered that these are supportive of the application. The proposed sign is in accordance with the Council's Design Guidance on the Display of Advertisements.

8.2 In terms of the letter of objection, it is considered that the sign would not have a detrimental impact on the visual amenity of nearby residential properties. The sign is acceptable in terms of its size and design and is displayed some distance (45 metres) from the nearest residential properties.

9. RECOMMENDATION

9.1 The application should be approved subject to the conditions on the attached sheet.

Alan Neish
Head of Planning and Building Control
VE
23 July 2001
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices/certificates.
3. Consultation responses.

4. Letter of Representation.
5. East Ayrshire Local Plan Finalised Version with Modifications.
6. Cumnock-Auchinleck Local Plan.
7. Approved Ayrshire Joint Structure Plan.
8. Approved Strathclyde Structure Plan.
9. East Ayrshire Council Design Guidance.

Any person wishing to inspect the background papers listed above, should contact Miss Vivien Emery on 01563 555485.

Implementation Officer: Dave Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 01/0363/AD

Location	Entrance to Caponacre Industrial Estate, Cumnock
Nature of Proposal:	Proposed Freestanding Sign
Name and Address of Applicant:	Graham & Sibbald 5 St Marnock Place Kilmarnock
Name and Address of Agent	Sign on Scotland Ltd Units E and F Floors Street Johnstone

DPO's Ref: [VIVIEN EMERY]
PPO's Ref; []

The above **ADVERT** application should be granted subject to the following condition:-

1. Consent is granted for a limited period of two years from the date hereof, and the sign shall be removed and the land restored to its former condition to the satisfaction of the Planning Authority at the expiration of this period, unless a further consent is granted.

REASON: The proposed advertisement is of a temporary nature.

AGENDA