

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND AND EASTER ROSS  
PLANNING APPLICATIONS COMMITTEE – 1 JUNE 2010**

Agenda Item	
Report No	

**10/01268/ADV & 10/01269/LBC : Bank of Scotland  
Bank of Scotland House, Tower Street, Tain**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

**Description :** The Advertisement Consent and Listed Building Consent applications are for the installation of replacement illuminated and non-illuminated signs on the Bank of Scotland.

**Recommendation - GRANT**

**Ward :** 08 - Tain And Easter Ross

**Development category :** Local

**Pre-determination hearing :** None

**Reason referred to Committee :** An objection has been received from the Community Council of The Royal Burgh of Tain.

**1. PROPOSED DEVELOPMENT**

1.1 The proposal is for the erection of 4 replacement illuminated and non-illuminated signs on the Bank of Scotland. This is part of a national change in the corporate trading name and branding of the Halifax / Bank of Scotland, with the deletion of the Halifax name. The signs are:

1. Main elevation of the building – individually fabricated letters with a ‘cross and coins’ logo made from aluminium, coloured white and mounted on a clear non-reflective mounting panel.
2. Hanging sign on the existing metal pole in the car park – existing pole to be changed from black to blue, with sign panel made from white coated aluminium with blue lettering. Illumination by downlighting of LEDs.
3. Main elevation of building – business plate made from white coated aluminium with blue lettering.
4. Car park entrance pillar - sign panel made from white coated aluminium with blue lettering.

1.2 No pre-application discussions.

1.3 No existing infrastructure.

1.4 No supporting documents.

1.5 No variations.

## **2. SITE DESCRIPTION**

2.1 The site is the Bank of Scotland in Tower Street, Tain. The Bank is a Category B Listed Building and lies within the Tain Outstanding Conservation Area.

## **3. PLANNING HISTORY**

3.1 00/00720/ADVRC & 00/00721/LBCRC – Replacement of signs. Approved 15.02.2001

03/00043/ADVRC & 03/00044/LBCRC – Erection of signs. Approved 04.02.2003

## **4. PUBLIC PARTICIPATION**

4.1 Advertised : Listed Building Consent – 21 days

Representation deadline : 09.04.2010

Timeous representations : 0

Late representations : 0

## **5. CONSULTATIONS**

5.1 **Community Council of The Royal Burgh of Tain:** The Community Council discussed the application and object to the white signage. They feel that the blue signage is aesthetically better for the environment. In addition, the Community Council is concerned with regard to CCTV coverage.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Structure Plan 2001**

G2 Design for Sustainability

BC5 Listed Buildings and Conservation Areas – preserve and enhance buildings of historic or architectural interest.

### **6.2 Ross and Cromarty East Local Plan 2007**

Appendix 2 Conservation Area and Design Guidance

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Draft Development Plan**

Not applicable

### **7.2 Highland Council Supplementary Planning Policy Guidance**

Not applicable

### 7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy; Scottish Historic Environment Policy; Managing Change in the Historic Environment guidance note.

## 8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Furthermore, section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.4 Members will note that change to a listed building should be managed to protect its special interest while enabling it to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. A proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The design, materials, scale and siting of new development within a conservation area should be appropriate to the character and setting of the conservation area.

### 8.5 **Development Plan Policy Assessment**

The proposals are considered to accord with the Development Plan policies at section 6 and the national guidance at section 7.3. Furthermore, the proposals are appropriate to the character and appearance of the building and its setting within the conservation area.

### 8.6 **Material Considerations**

The Community Council have objected to the proposals, indicating that they do not consider that the 'white signage' is appropriate, with blue being aesthetically better. I would advise Members that the proposal is to replace the existing signage with updated signs reflecting changes in the trading name of the Bank. The location, size and positioning of the signs has not changed. The materials are very similar to those currently used, as is the method of fixing the signs. The colours have changed as set out at section 1.1. However, my assessment is that this change in colour is acceptable in terms of the character and setting of the listed building within the conservation area.

8.7 The Community Council also suggest that the proposal will have an impact on CCTV coverage. I would advise Members that as the proposed signage – in particular the hanging projecting sign – is no larger than the existing signage, then there will be no change to the visibility from the CCTV coverage of the area.

## 9. CONCLUSION

9.1 The proposals are considered to accord with the Development Plan policies and are acceptable with regard to their impact on the listed building and conservation area.

## 10. RECOMMENDATION

### Action required before decision issued n

Notification to Scottish Ministers n

Notification to Historic Scotland y

Conclusion of Section 75 Agreement n

Revocation of previous permission n

**Subject to the above**, it is recommended the applications for Advertisement Consent (10/01268/ADV) and Listed Building Consent (10/01269/LBC) be **GRANTED**, subject to the following conditions.

**Members should note that if they are minded to approve the proposal then the listed building consent application will have to be referred to Scottish Ministers / Historic Scotland for final clearance.**

### Conditions

#### 10/01268/ADV

(1.) Except as otherwise provided by the terms of this consent, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms of the consent hereby granted and to ensure that the development is implemented as approved.

(2.) This consent for the display of advertisements shall lapse FIVE YEARS from the date of this decision notice.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

10/01269/LBC

(1.) Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

(2.) The work to which this Listed Building Consent relates must commence within FIVE YEARS of the date of this decision notice.

Reason: In order to accord with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Signature: Allan J Todd  
Designation: Area Planning & Building Standards Manager Caithness, Sutherland and Easter Ross  
Author: Bob Robertson  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Site plan  
Plan 2 – Elevations  
Plan 3 – Elevations  
Plan 4 – Elevations



10/01268/ADV & 10/01269/LBC  
 Erection of illuminated and non-illuminated signage at  
 Bank of Scotland House, Tower Street, Tain.

Bank Of Scotland  
 Per Merson Signs  
 29/31 Fairfield Place  
 College Milton  
 East Kilbride  
 G74 5LP

SITE SCHEME

EXISTING



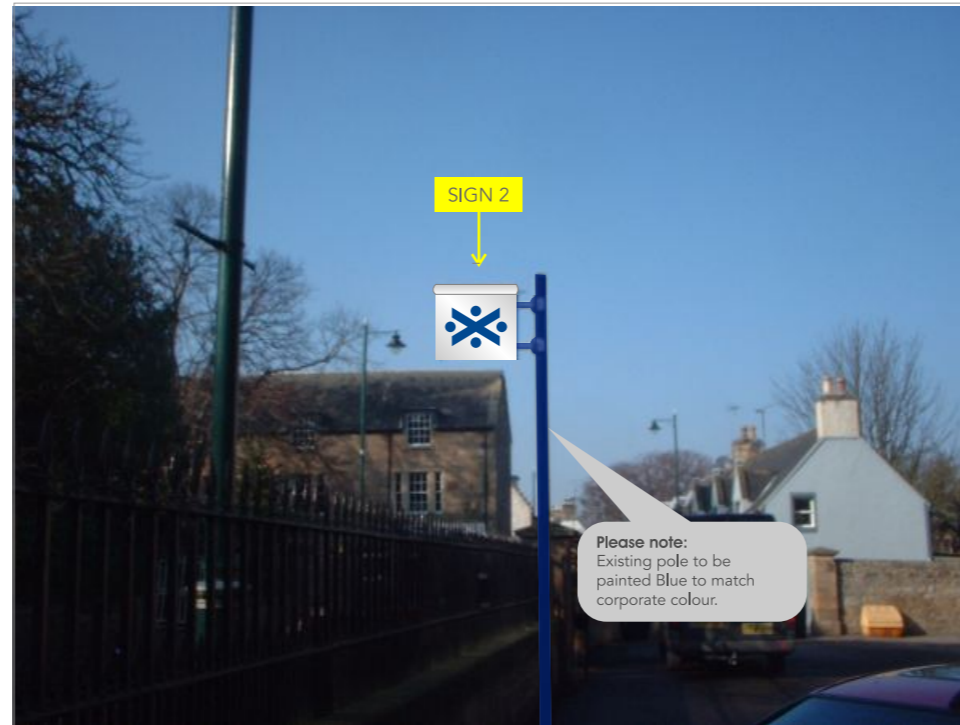
PROPOSED



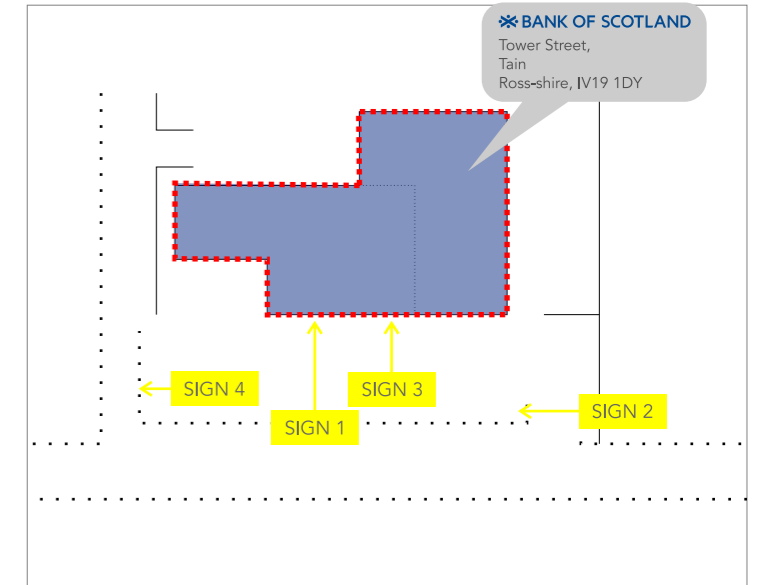
EXISTING



PROPOSED

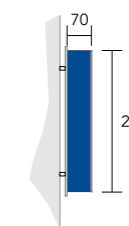


SITE MAP



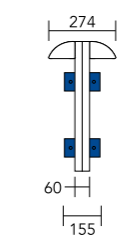
GENERAL SPECIFICATION

TYPE 2-200-N - 200mm high non lit letters SIGN 1



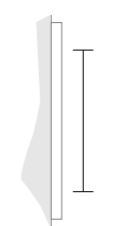
Individually fabricated letters and cross and coins logo.  
Faces and returns fabricated from aluminium which will be coated to match BLUE PMS 280 finished (60% gloss).  
Letter faces will be covered in opaque WHITE self adhesive vinyl.  
Non illuminated.  
Letters mounted to a CLEAR non reflective mounting panel.

TYPE 3-530-TL - 530mm high trough lit SIGN 2



Sign panels fabricated from aluminium will be coated WHITE RAL 9016 finished 60% gloss). Cross and coins logo is 10mm clear acrylic with BLUE translucent self adhesive vinyl applied to the face.  
Sign is trough illuminated by means of WHITE LEDs.  
Sign frame and mounting brackets will be coated to match BLUE PMS 280 finished (60% gloss).

SPECIAL - vinyl letters an aluminium mounting panel SIGN 3



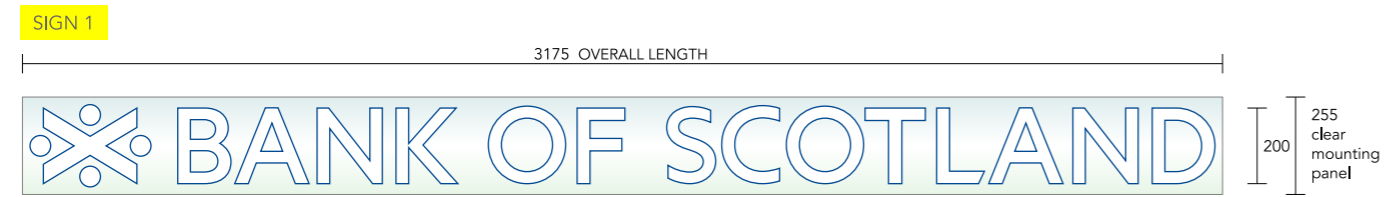
Blue self adhesive vinyl letters on a 30mm deep aluminium mounting panel.  
Panel is coated WHITE RAL 9016 finished 60% gloss).  
Graphic detail applied as opaque BLUE self adhesive vinyl To face of panel.

OVERALL SIGN MANUFACTURE DIMENSIONS ARE BASED ON SITE SURVEYS

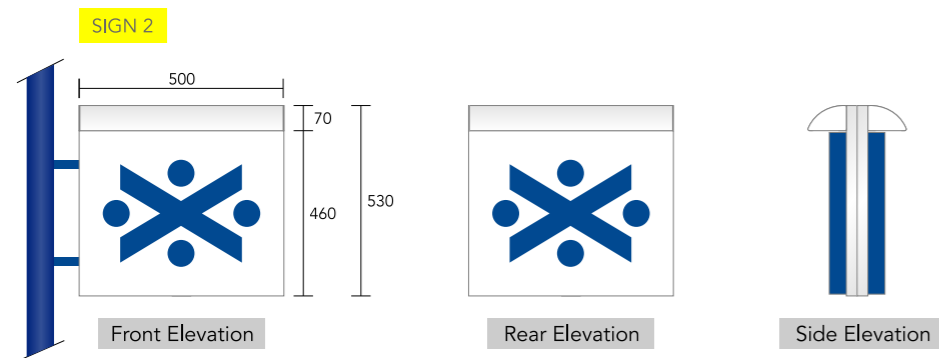
SITE DETAILS & GENERAL SIGNAGE INFORMATION

50963660-TAIN-PD-A

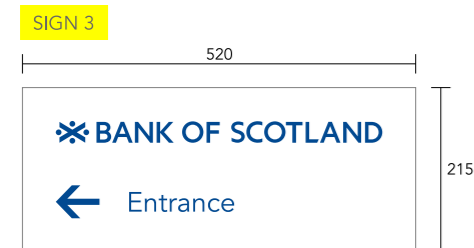
SIGN ELEVATIONS



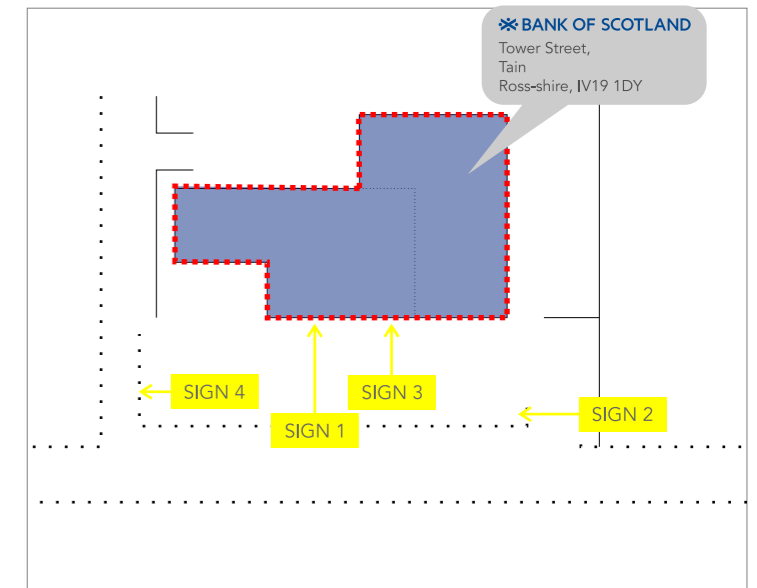
Height based on letter "N"



**Please note:**  
Projecting sign to be mounted to existing pole, special bracket required.

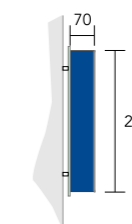


SITE MAP



GENERAL SPECIFICATION

TYPE 2-200-N - 200mm high non lit letters **SIGN 1**



Individually fabricated letters and cross and coins logo.

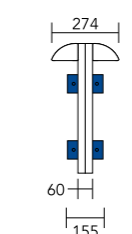
Faces and returns fabricated from aluminium which will be coated to match BLUE PMS 280 finished (60% gloss).

Letter faces will be covered in opaque WHITE self adhesive vinyl.

Non illuminated.

Letters mounted to a CLEAR non reflective mounting panel.

TYPE 3-530-TL - 530mm high trough lit **SIGN 2**

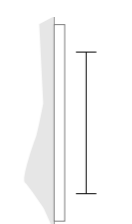


Sign panels fabricated from aluminium will be coated WHITE RAL 9016 finished 60% gloss). Cross and coins logo is 10mm clear acrylic with BLUE translucent self adhesive vinyl applied to the face.

Sign is trough illuminated by means of WHITE LEDs.

Sign frame and mounting brackets will be coated to match BLUE PMS 280 finished (60% gloss).

SPECIAL - vinyl letters an aluminium mounting panel **SIGN 3**



Blue self adhesive vinyl letters on a 30mm deep aluminium mounting panel.

Panel is coated WHITE RAL 9016 finished 60% gloss).

Graphic detail applied as opaque BLUE self adhesive vinyl To face of panel.

OVERALL SIGN MANUFACTURE DIMENSIONS ARE BASED ON SITE SURVEYS

SITE DETAILS & GENERAL SIGNAGE INFORMATION

50963660-TAIN-PD-A

SCALE @ A3: NTS

JOB No: A02680

2 OF 3 REVA 19.02.10

ALL SIZES ARE IN MILLIMETRES



CAR PARK SIGNAGE

EXISTING



PROPOSED



GENERAL SPECIFICATION

TYPE 5-600 - car park signage

SIGN 4

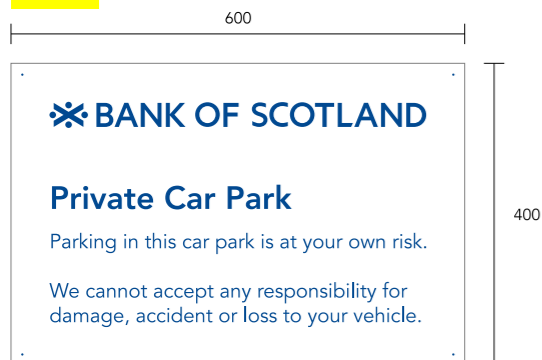


2mm flat cut aluminium panel coated WHITE RAL9016 finished (60% gloss) with BLUE Avery 723 self adhesive vinyl text detail to the face.

Mounted to wall using No 6 self taper screw fixings into wall plugs.

Length of fixing and plugs to be suitable for fixing substrate. All fixing heads to be painted out WHITE on site.

SIGN 4



OVERALL SIGN MANUFACTURE DIMENSIONS ARE BASED ON SITE SURVEYS

CAR PARK SIGNAGE

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