

**The Highland Council**

**North Planning Applications Committee  
29 November 2016**

|             |            |
|-------------|------------|
| Agenda Item | 6.5        |
| Report No   | PLN/066/16 |

**16/03914/ADV: Highland Council  
Land 310M NW Of Beechfield Nigg Station Tain (Nigg Roundabout)**

**Report by Area Planning Manager**

**SUMMARY**

**Description :** Roundabout advertisement signage

**Recommendation - APPROVE**

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

**Development category :** Local Development

**Pre-determination hearing :** None

**Reason referred to Committee :** Community Council Objection.

**1. PROPOSED DEVELOPMENT**

- 1.1 The application is for Advertisement Consent for the installation of signage to be erected on the A9 Trunk Road roundabout at Nigg. The signage is a frame measuring 1365mm long, 350mm high, and is 500mm above ground level. It is held by 2No. posts. 3No. signs are proposed at this roundabout. The signs will be available for rent. The actual details and content of the 'Advertisement' will require to comply with the parameters of a Minute of Agreement (see section 1.3).
- 1.2 No pre-application discussions
- 1.3 Application accompanied by a Minute of Agreement: Sponsorship of Trunk Road Roundabouts within the Highland Council local authority area (Highland)
- 1.4 **Variations:** Adjusted plan showing location of signage on roundabout

**2. SITE DESCRIPTION**

- 2.1 The site is the A9 Trunk Road roundabout at Nigg in Easter Ross.

**3. PLANNING HISTORY**

- 3.1 No relevant recent planning history.

## 4. PUBLIC PARTICIPATION

4.1 Advertised : None

Representation deadline :

Timeous representations : 3

Late representations :

4.2 Material considerations raised are summarised as follows:

- Enough distractions without adding to them. Actively encouraging drivers to look at a sign or notice of advertisement rather than the road and other vehicles is foolhardy and dangerous
- **Kilmuir and Logie Easter Community Council** – Adverts are designed specifically to attract attention and in doing so can distract people, even momentarily. The concerns of the KALEC are that the signs proposed in this application may cause distraction to drivers and reduce effectiveness of traffic signs already located on the roundabout and its environs. They may represent a physical hazard and cause accidents. Roundabouts are designed to assist with traffic movement and safety and we think this could be put at risk by advertising signs being placed on this site.
- **Royal Burgh of Tain Community Council** – Despite being outwith our boundary, the Community Council, acting in the interests of Tain residents whom regularly use this roundabout, wish to object to the proposal on the grounds of road safety. Driver concentration on roundabouts is of paramount concern and advertising could lead to distraction. Refusal would be consistent with the recent decision (and reasons therefore) taken regarding the ASDA signage on the A9 Tain bypass, south junction.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

4.4 In support of the application the Project Manager has advised that :

*Highland Council has been enjoying income from non-trunk road roundabout advertising for nearly 10 years. The roundabout sponsorship scheme has met demand from local and national organisations alike and has attracted no safety related incidents.*

*To help offset the affordability challenges THC face, we approached Transport Scotland for permission to advertise on trunk road roundabouts (in the same manner as Aberdeen City Council and Dundee City council have been granted), and they have agreed to grant permission with the same conditions regarding dimensions etc.*

*In return for this permission, THC will adopt the maintenance of these roundabouts and installation and maintenance of the advertising signs will be completed by fully trained Council staff.*

*All advertising content will comply with advertising standards authority and the Highland Council advertising and sponsorship policy.*

*A memorandum of understanding has been agreed with Transport Scotland and is anticipated to be signed over the coming weeks.*

*When fully occupied, the roundabouts will treble the current advertising income (even after maintenance costs), allowing the Council to make different choices when facing Budget decisions.*

## **5. CONSULTATIONS**

### **5.1 Transport Scotland – No objections. Require a condition to be attached to any Consent.**

The Minute of Agreement between Transport Scotland and the Highland Council for the Roundabout Sponsorship Signs has not yet been signed. A condition to replicate the Minute of Agreement conditions has been added to this response for the interim period until the Agreement is finalised. Once the final details for the Sponsorship Sign have been approved a decision will be made on the necessity of conducting a Safety Audit.

No advertising sign shall be erected on a roundabout until the sign face details and method of erection have been submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland as the Trunk Road Authority.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

28 Sustainable Design

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Development Plan**

**Inner Moray Firth Local Development Plan (2015)**

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

Not applicable

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

Not applicable

## **8. PLANNING APPRAISAL**

### **8.1 Part 2 section 4 of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 states that the control of advertisements can only be assessed in terms of public safety, amenity and any other material factors.**

### **8.2 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.**

8.3 This means that the application requires to be assessed in terms of public safety, amenity and 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.

#### 8.4 **Development Plan Policy Assessment**

The proposal seeks Advertisement Consent for new signage on the Nigg roundabout.

The proposal is one of a series on roundabouts within the Highland Council area. The principle of this roundabout signage was agreed as a Corporate initiative to raise revenue. The Council has identified an opportunity to provide options for display of advertisements on roundabout junctions throughout the area. The principle of such adverts has therefore been agreed and was subject of discussion with Transport Planning and Community Service colleagues to address road safety matters.

The roundabouts are to be 'sponsored', with the scheme being administered by the Council, with this sponsorship covering the manufacture, installation, maintenance and removal on completion of agreed signage; and landscape maintenance of the roundabout.

The proposed signage is to be located opposite each access road into the roundabout. A detailed written generic technical specification for the signage has been agreed under the Minute of Agreement by the Council and Transport Scotland. This relates to the position of the signage mounting frame, its size, height, materials; and also to the detail of the actual 'sign' for each mounting frame.

Due to the scale and position of the signage, the proposal is not considered to have a significant impact on the landscaping or setting of the roundabout and accordingly is considered to be acceptable in this instance.

#### 8.5 **Material Considerations**

**Representations** have been received and relate primarily to road safety matters.

It should be noted that Transport Scotland has been consulted on the proposal and has indicated that the installation of the signage would be acceptable, subject to conditions.

On this basis the proposal is considered to accord with the the public road servicing requirements of the Highland Wide Local Development Plan policy 28 Sustainable Design.

#### 8.5 **Other Considerations – not material**

None

#### 8.6 **Matters to be secured by Section 75 Agreement**

None

## **9. CONCLUSION**

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal is acceptable in terms of public safety, amenity and accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## **10. RECOMMENDATION**

**Action required before decision issued** N

**Subject to the above**, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. No advertising sign shall be erected on the roundabout until the sign face details and method of erection have been submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland as the Trunk Road Authority. Thereafter the development shall be undertaken in accordance with the approved details.

**Reason** : To minimise interference with the safety and free flow of traffic on the trunk road

## **REASON FOR DECISION**

The proposals are acceptable in terms of public safety and amenity and accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **TIME LIMITS**

In accordance with Regulation 18 of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended) this consent for the display of an advertisement shall lapse FIVE YEARS from the date of this decision notice.

## **FOOTNOTE TO APPLICANT**

### **Accordance with Approved Plans and Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

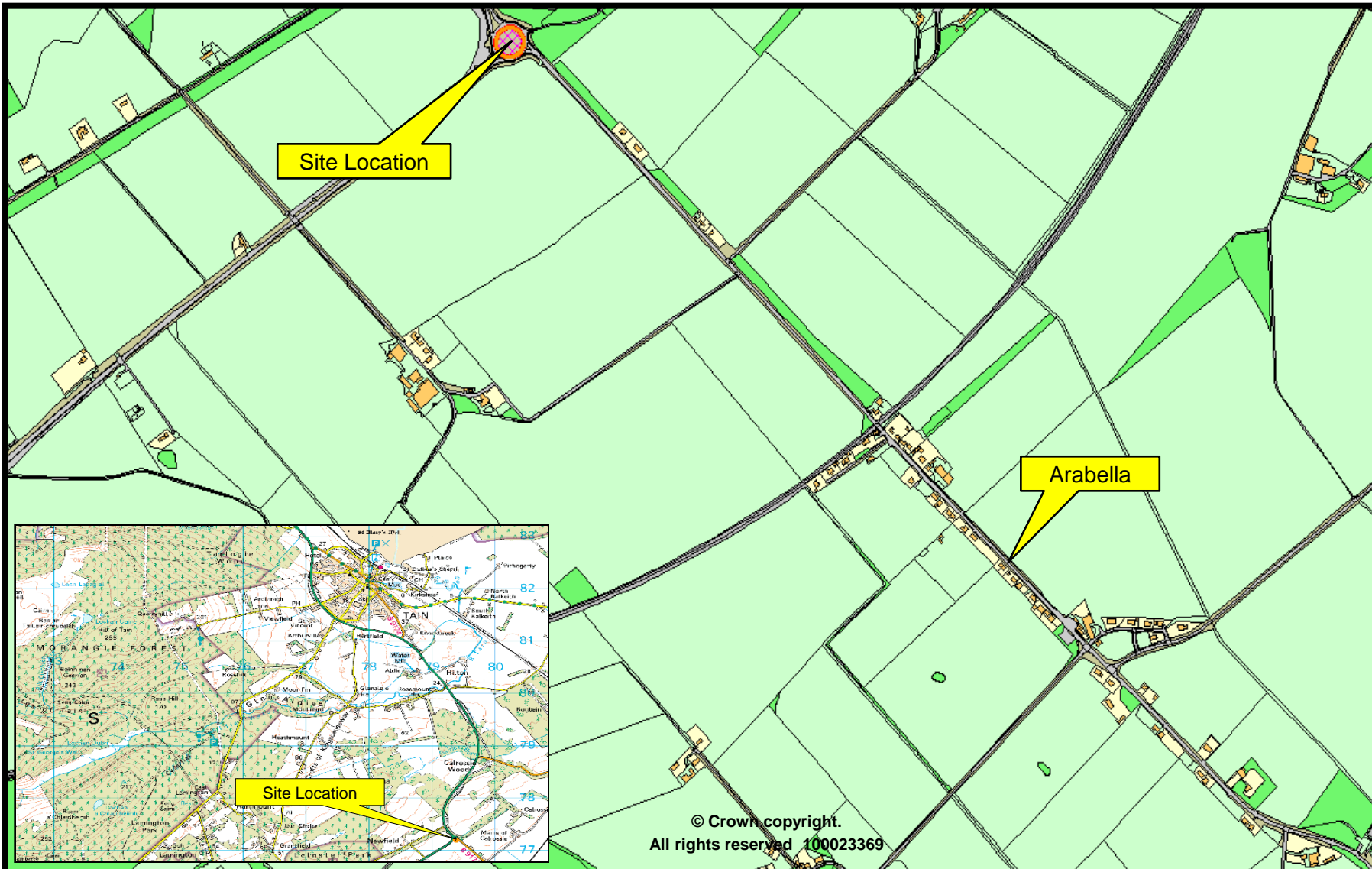
Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

### **Mud and Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

|                    |   |
|--------------------|---|
| Signature:         | Dafydd Jones  |
| Designation:       | Area Planning Manager North   |
| Author:            | Bob Robertson   |
| Background Papers: | Documents referred to in report and in case file.                     |
| Relevant Plans:    | Plan 1 – Location Plan A (00) 14<br>Plan 2 – Elevation Plan A (00) 31 |



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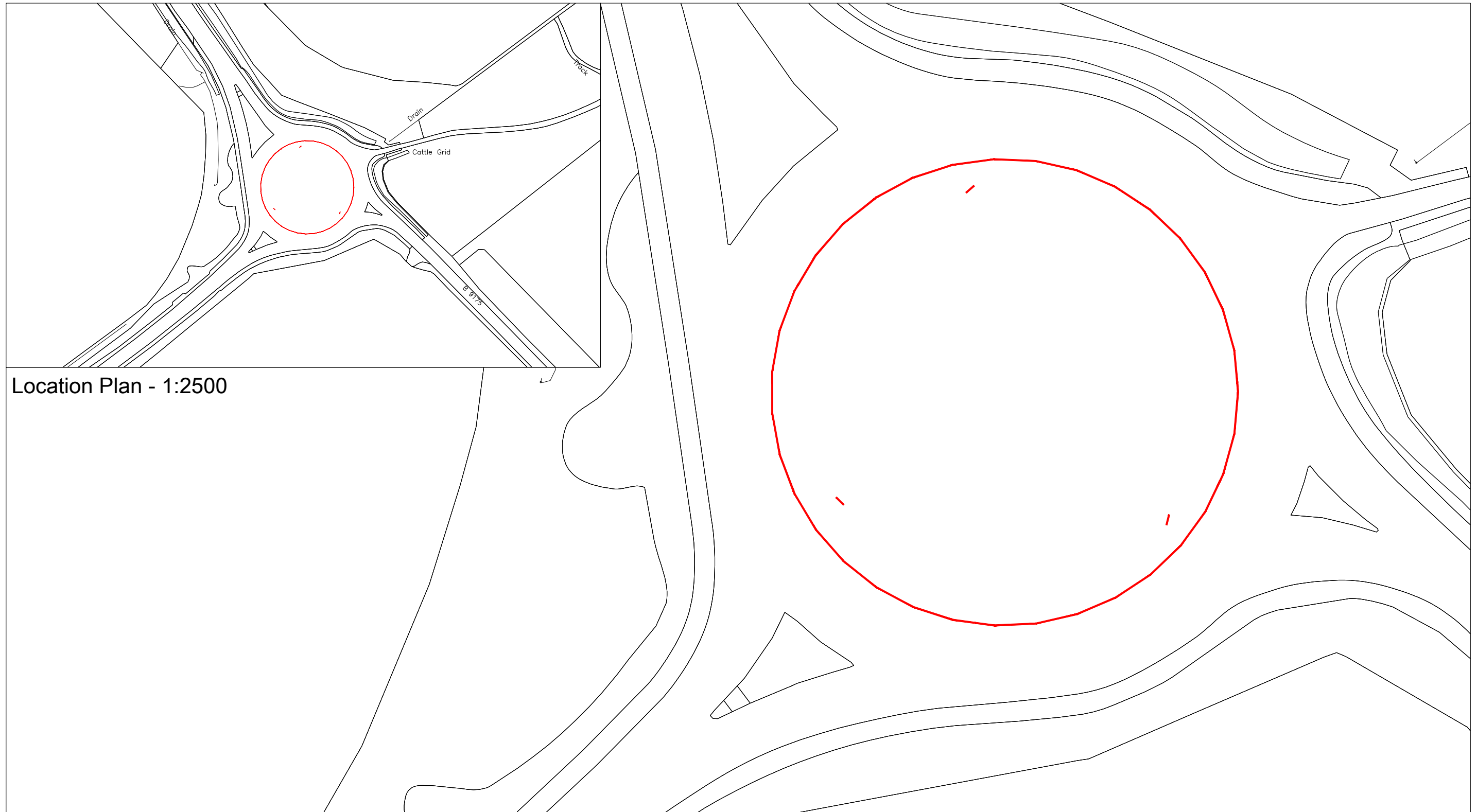
Development &  
Infrastructure Service

**16/03914/ADV**  
**Roundabout advertisement signage at Land 310m NW of Beechfield,  
Nigg Station, Tain**

09 November 2016



Scale:




Location Plan - 1:2500

Site Plan - 1:500

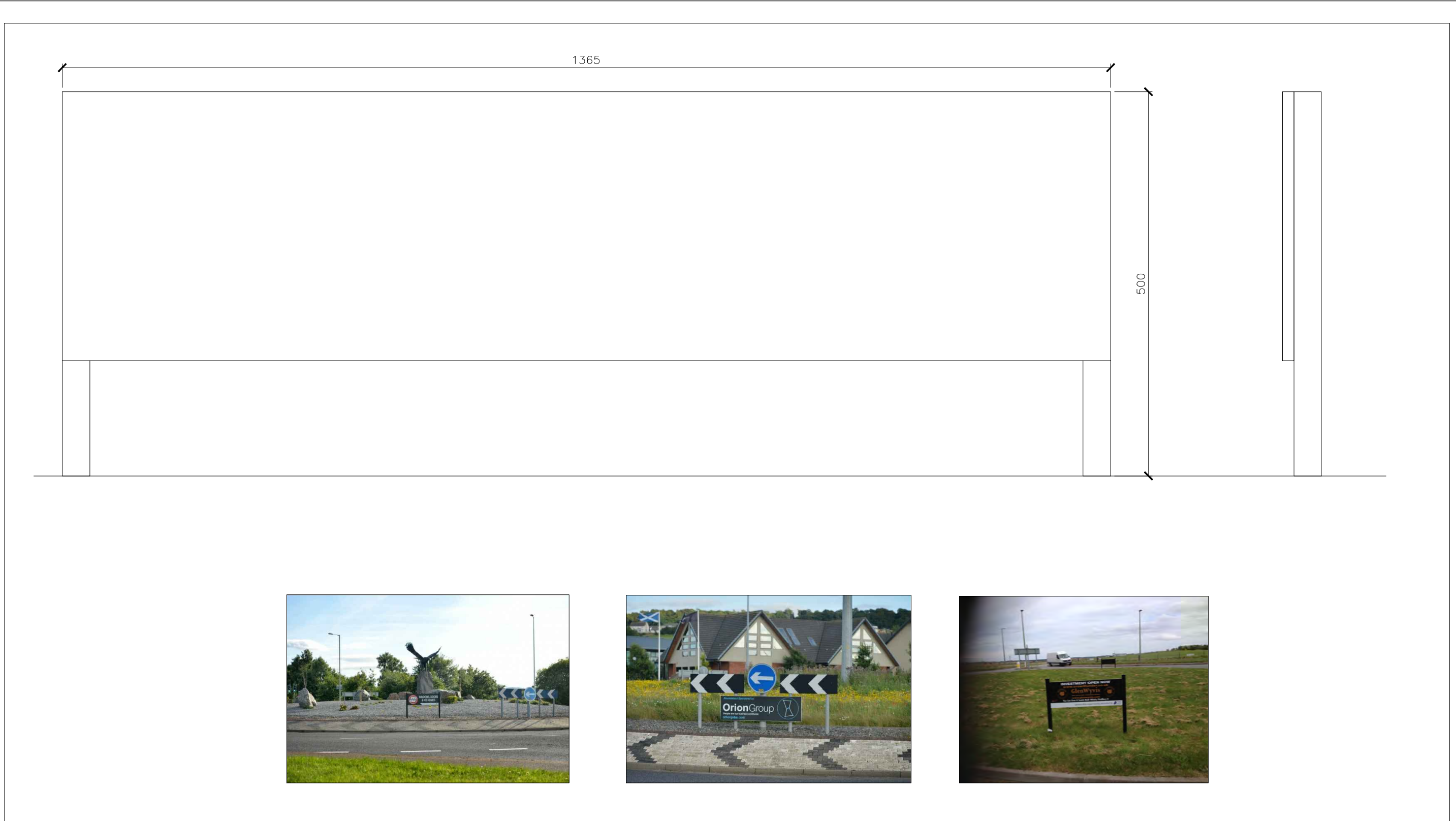
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| REV.        | PURPOSE OF ISSUE | BY | CHECKED | DATE |
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| DESCRIPTION |                  |    |         |      |

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| CLIENT<br>Corporate Services                                     |  |                |  | CONTACT<br>Stephen Murdoch   |  |  |  |   |  |            |  |                |  |                  |  |          |  |
| PROJECT<br>Roundabout Advertisement Signage<br>Various Locations |  |                |  | DRAWING TITLE<br>Nigg (A9)   |  |  |  |   |  |            |  |                |  |                  |  |          |  |
|  |  |                |  | PURPOSE OF ISSUE<br>Planning   |  |  |  |   |  |            |  |                |  |                  |  |          |  |
| SCALE<br>1:500   |  | DATE<br>Aug 16 |  | DRAWN BY<br>S.M  |  | PAPER<br>A3  |  | PROJECT NUMBER<br>-   |  | AGENT<br>A |  | SERIES<br>(00) |  | UNIQUE No.<br>14 |  | REVISION |  |





Sign Elevation / Details - 1:5

**Referenced from Attached Transport Scotland Document:**


- 5. Sign faces shall not exceed 0.5 sq.m. with actual dimensions based on the merits of each location.
- 7. Signs shall be installed on poles separate to traffic signs. Pole outside diameter shall not be greater than 75 mm and must match the road sign pole at the location for consistency.
- 8. Signs shall be installed at a low level, no greater than 0.8 meters above ground level.

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DESCRIPTION

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| PROJECT<br>Roundabout Advertisement Signage<br>Various Locations |                |              |  | DRAWING TITLE<br>Elevation / Examples  |  |  |  |   |                     |                     |            |                |                  |          |
|  |                |              |  | PURPOSE OF ISSUE<br>Planning   |  |  |  |   |                     |                     |            |                |                  |          |
| SCALE<br>1:5   | DATE<br>Aug 16 | DRAWN BY<br> |  |  |  |  |  | PAPER<br>A3   | DRAWING NUMBER<br>- | PROJECT NUMBER<br>- | AGENT<br>A | SERIES<br>(00) | UNIQUE No.<br>31 | REVISION |