

**The Highland Council**

**North Planning Applications Committee  
29 November 2016**

Agenda Item	6.6
Report No	PLN/067/16

**16/03890/ADV: Highland Council  
Land 60M NE of 1 School Road, Conon Bridge (Roundabout)**

**Report by Area Planning Manager**

**SUMMARY**

**Description :** Erection of four advertisement signs

**Recommendation - APPROVE**

**Ward :** 09 - Dingwall and Seaforth

**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 displayed on the roundabout at the junction of Leanaig Road, School Road and the B9163 in Conon Bridge. The signage is to comprise a frame measuring 1365mm long, 350mm high, and is 500mm above ground level. It is held by 2No. posts. Four signs are proposed at this roundabout. The signs will be available for rent.
- 1.2 No pre-application discussions
- 1.3 **Variations:** Adjusted plan showing location of signage on roundabout submitted 14.11.2016

**2. SITE DESCRIPTION**

- 2.1 The site is the central raised area of the recently constructed local roundabout at the junction of Leanaig Road, School Road and the B9163 in Conon Bridge. It is bounded by three shop units which are currently under construction to the south east, two storey flats to the south west, detached houses to the west and Ben Wyvis Primary School to the north.

**3. PLANNING HISTORY**

- 3.1 No relevant recent planning history.

#### 4. PUBLIC PARTICIPATION

4.1 Advertised : None

Representation deadline :

Timeous representations : 0

Late representations : 0

4.2 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. All advertising content will have to comply with the advertising standards authority and the Highland Council advertising and sponsorship policy.

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 Planning – No objections.** Assume advertising signage at roundabout has been agreed in principle with Area Community Services Manager. Provided specification and installation of signs is agreed in detail with Community Services, as local roads authority, prior to any works on site, no further comments.

Informative regarding Road Opening Permit recommended.

##### **Conon Bridge Community Council – Object.**

- Addition of advertising inappropriate - given the design of the roundabout further signage would create an additional hazard to traffic.
- Residents of Conon Bridge of the opinion that the roundabout itself is too big, is an eyesore and is inappropriate to the relatively small community it serves.
- We are aware of a similar application for Maryburgh roundabout. Is it the intention of Highland Council to generate income from such advertising? Has any business in our community approached you about using the roundabout for advertising?
- Rather than four ugly signs we would like to see the features of the roundabout softened by the addition of hanging baskets or some form of planting, though the core of the roundabout makes this difficult to achieve.
- 5 photographs of roundabout attached to emphasise our strong objection to this application.

#### 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012**

## **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 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 any other material factors including all policies of the Development Plan relevant to the application.

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

The proposal seeks Advertisement Consent for new signage on the Conon Bridge 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 the display of advertisements on roundabout junctions throughout the area. The principle of such adverts has therefore been agreed and was subject of discussion with the Director of Community Services and will require to be agreed in detail with the Area Community Services Manager 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 onto the roundabout. A detailed written generic technical specification for the signage has been submitted. 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.

## 8.5 **Material Considerations**

**Representations:** No public representations have been received.

**Consultations: Conon Bridge Community Council – Object:**

Primarily based on road safety concerns suggesting that the signs will create an additional road hazard.

It should be noted that Transport Planning have been consulted on the proposal and have assumed that the advertising signage at the roundabout has been agreed in principle with Area Community Services Manager and provided the specification and installation of the signs is agreed in detail with Community Services, as local roads authority, prior to any works on site, they have no further comments to make.

Whilst the concerns of the Community Council are noted the signs will only be erected once the Area Community Services Manager is satisfied that they do not present any hazard to road users and the proposals have already been agreed with the Director of Community Services. 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**

The roundabout was designed and installed to deal with the predicted traffic for the location including use by HGV's. As stated above the project is to generate income for Highland Council to help address budget shortages. If the local community wishes to landscape the central area of the roundabout they could approach the Area Community Services Manager to discuss this. Unfortunatley there is no Council budget available for such works.

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.

## 8.6 **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 condition 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 by the Planning Authority, in consultation with Area Community Services Manager as the local Roads 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 public road

### REASON FOR DECISION

The proposal is acceptable in terms of public safety, amenity and accords 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**

Note – unless the works are to be carried out by or on behalf of the roads authority, the applicant will be required to apply for a road opening permit prior to any work commencing on or adjacent to the public road. All Road Opening Permit application enquiries should be made via the Council's website at the following link [www.highland.gov.uk](http://www.highland.gov.uk) or by contacting general enquiries tel no 01349 886606

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, 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.

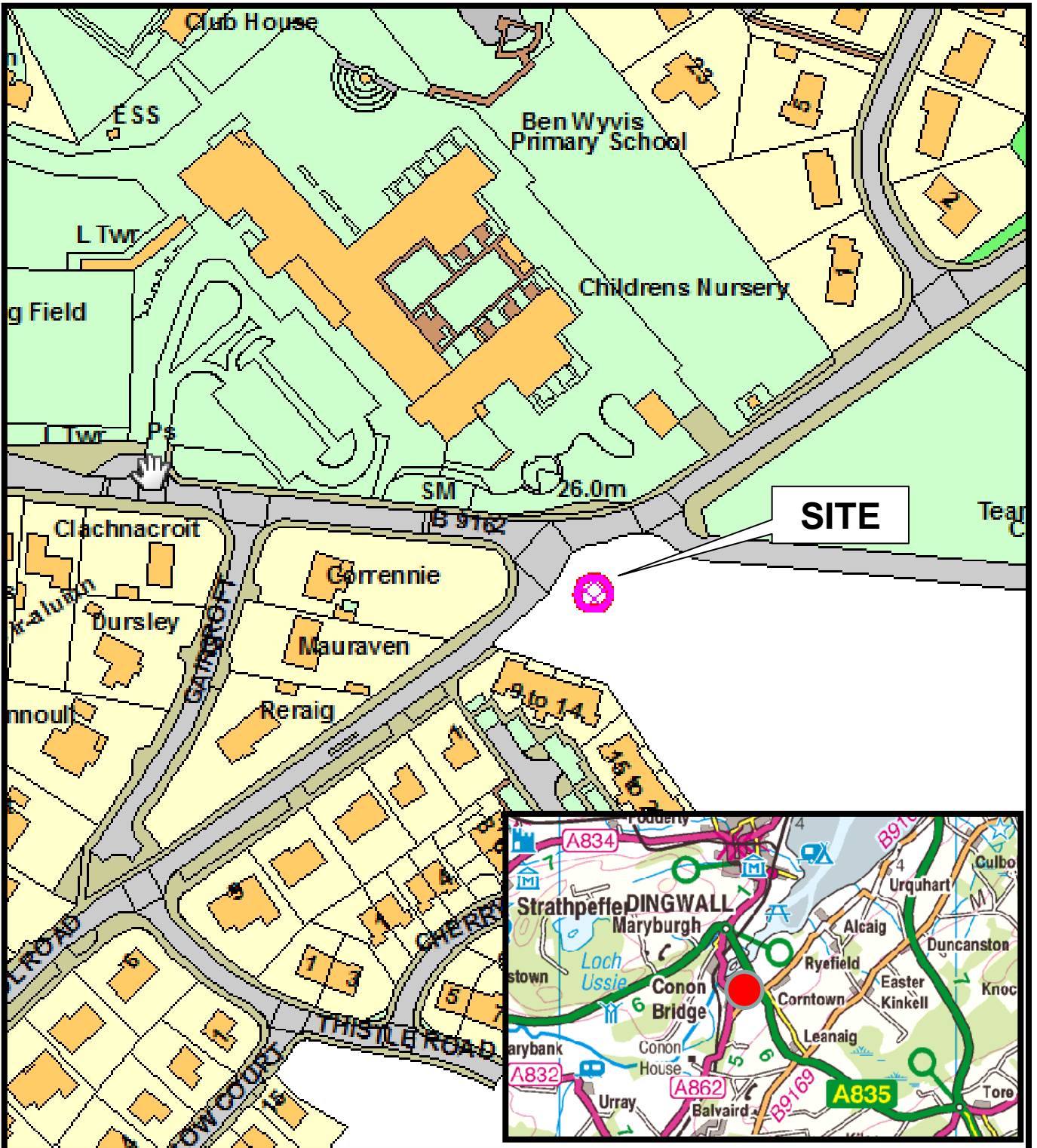
Further information on the Council's roads standards can be found at:  
<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:  
[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **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:	Julie Ferguson
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan A (00) 27 Plan 2 – Elevation Plan A (00) 31



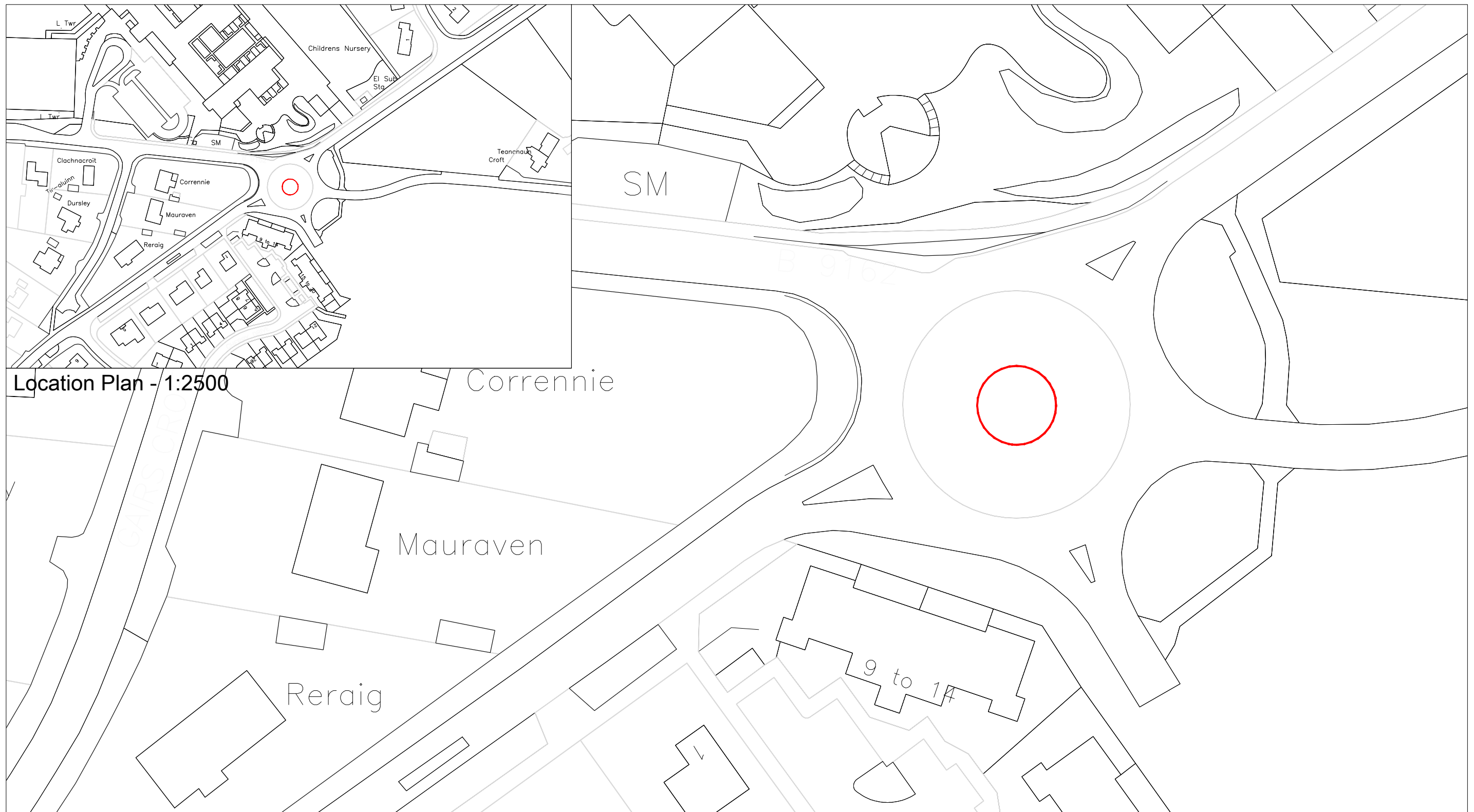
The Highland Council  
Comhairle na Gàidhealtachd

Planning & Development Service

16/3890/ADV

Erection of four signs  
at Land NE of School Road, Conon Bridge






Location Plan - 1:2500

Site Plan - 1:500

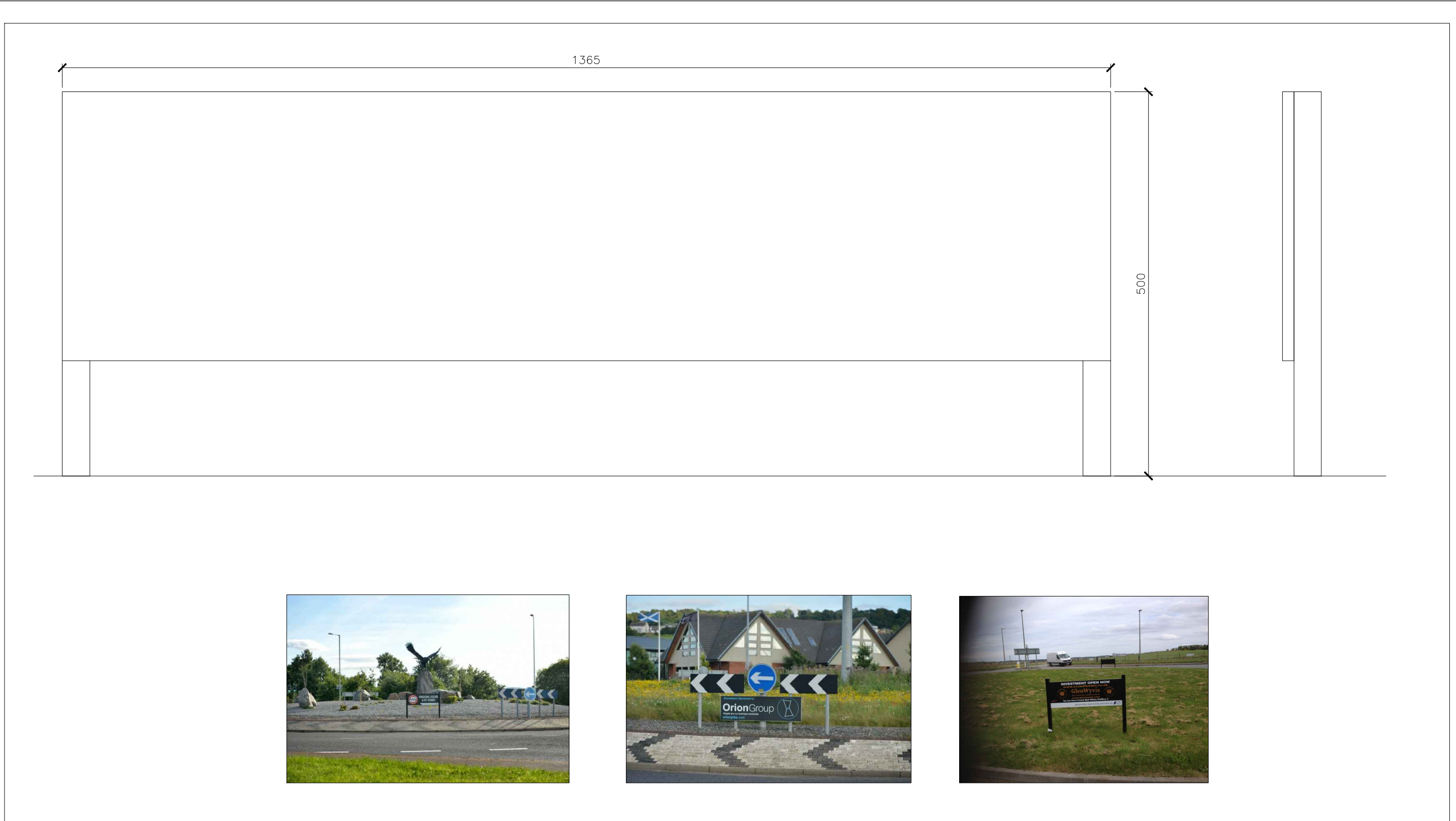
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REV.	PURPOSE OF ISSUE	BY	CHECKED	DATE
DESCRIPTION				

<b>DEVELOPMENT AND INFRASTRUCTURE SERVICE</b>				High Street Dingwall IV15 9QN Tel. (01349) 886606 E-mail: service.point@highland.gov.uk		Park Lane Portree IV51 9EP Tel. (01349) 886606		 <b>The Highland Council</b> Comhairle na Gàidhealtachd									
CLIENT Corporate Services				CONTACT Stephen Murdoch													
PROJECT Roundabout Advertisement Signage Various Locations				DRAWING TITLE Conon Bridge													
				PURPOSE OF ISSUE Planning													
SCALE 1:500		DATE Aug 16		DRAWN BY S.M.		PAPER A3		PROJECT NUMBER -		AGENT A		SERIES (00)		UNIQUE No. 27		REVISION	





Sign Elevation / Details - 1:5


**Referenced from Attached Transport Scotland Document:**

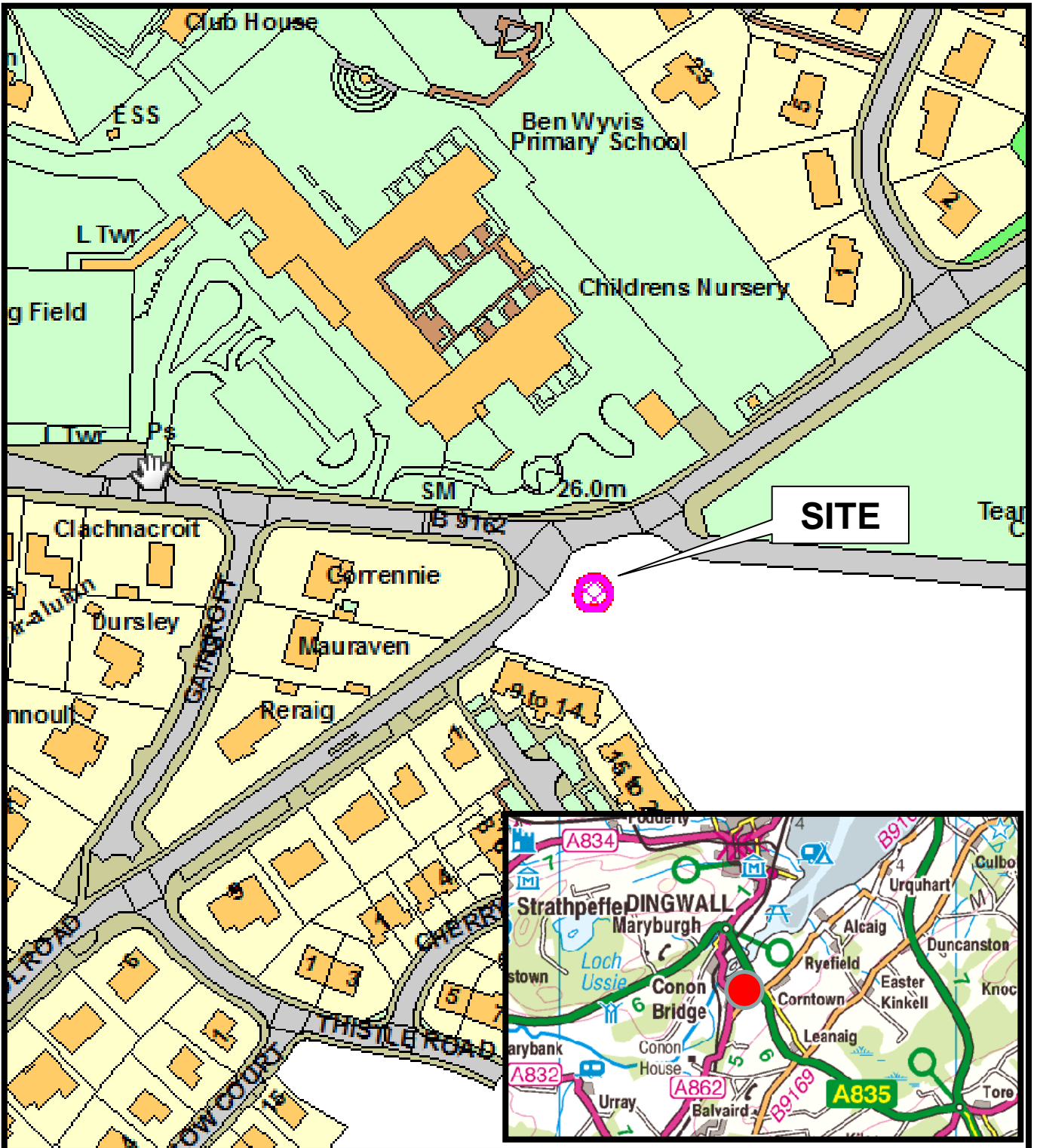
- 5. Sign faces shall not exceed 0.5 sq.m. with actual dimensions based on the merits of each location.
- 7. Signs shall be installed on poles separate to traffic signs. Pole outside diameter shall not be greater than 75 mm and must match the road sign pole at the location for consistency.
- 8. Signs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

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

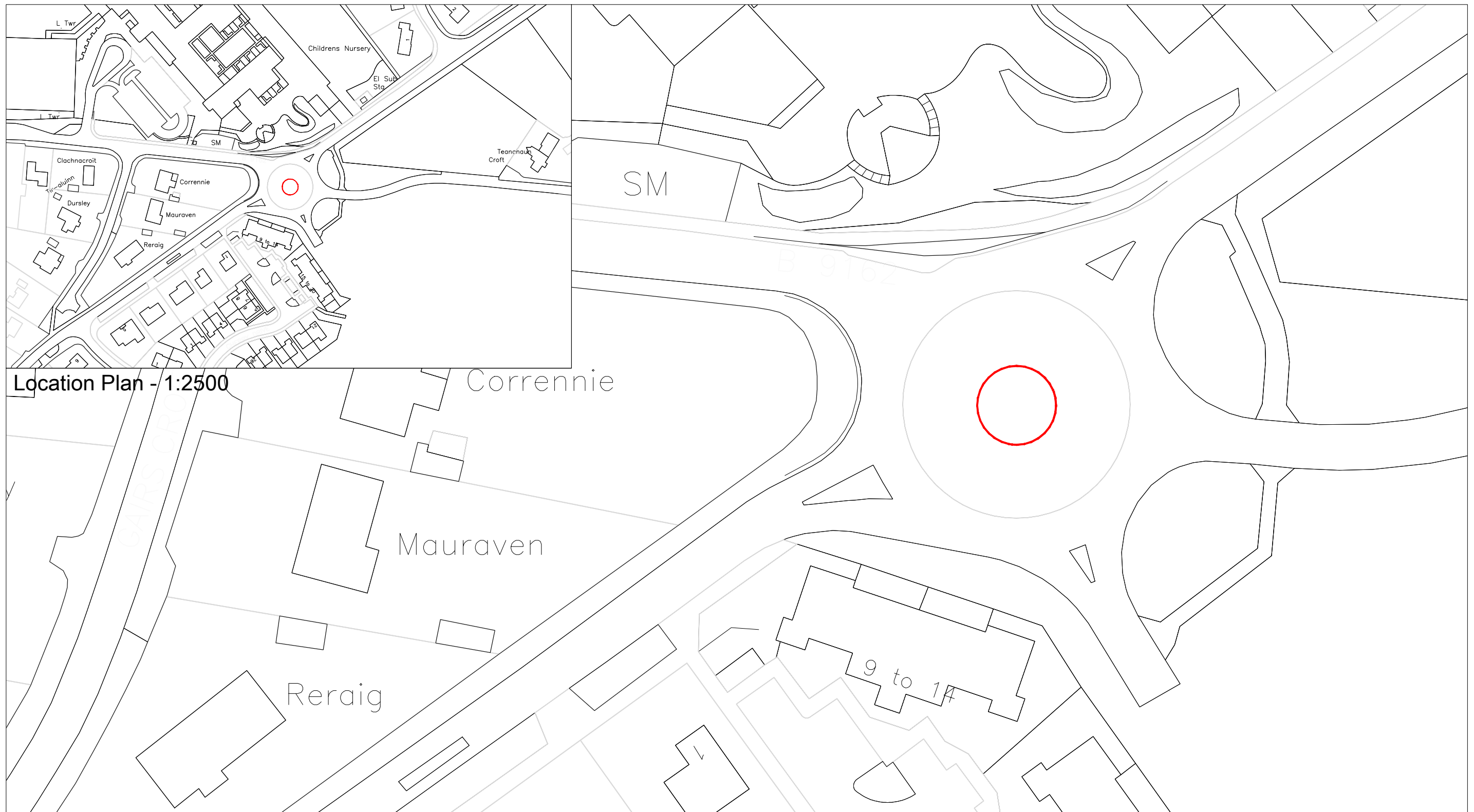



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Location Plan - 1:2500

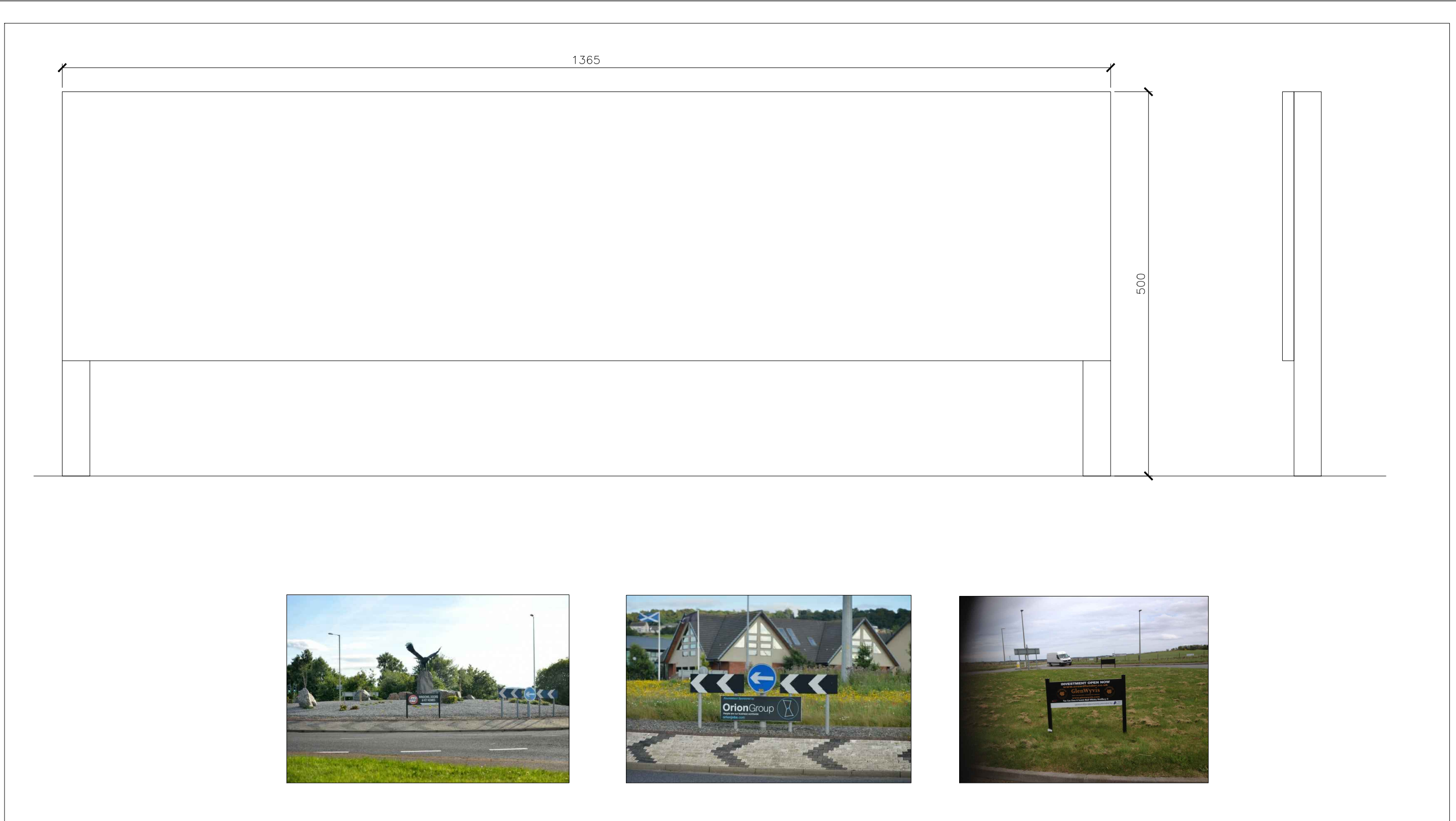
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Sign Elevation / Details - 1:5

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