

# ITEM No. 8 (f)

Report No 588/96

## ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

15 AUGUST 1996

SUBJECT: PLANNING APPEAL DECISION - 67 CASTLE STREET, FORFAR

REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

**Abstract:** This report presents the findings of the Reporter appointed by the Secretary of State to determine the appeal against the refusal by Angus District Council to grant advertisement consent for an illuminated fascia panel at 67 Castle Street, Forfar

### 1 RECOMMENDATION

It is recommended that the Committee note the successful outcome of the above appeal.

### 2 INTRODUCTION

- 2.1 With reference to Angus District Council minute 676(1)/96 the Planning and Development Committee at their meeting of 11 September 1995 refused advertisement consent for the erection of an externally illuminated fascia panel sign at Blockbuster, 67 Castle Street, Forfar (Application No 03/95/0008).
- 2.2 The applicant, D Shaftoe, Sign Specialist, appealed against the refusal and the Inquiry Reporter's conclusion and decision are presented below.

### 3 REPORTER'S DECISION

- 3.1 Circular 10/1984 acknowledges that advertisements can often enhance and improve the environment. It encourages planning authorities to consider proposals for the display of advertisements in as favourable a light as possible and to take full account of their positive effects. However, each application for advertisement consent has to be considered on its merits and in the light of the effect the advertisement would have on amenity.
- 3.2 The shop unit, which is the subject of this advertisement consent appeal is located in a predominantly commercial part of Castle Street, close to the main shopping core of Forfar. The area contains a number of historic features, listed buildings and traditional sandstone buildings. In my opinion the proposed fascia panel, displaying your client's corporate sign, would because of its size, design and the materials to be used, constitute a prominent and intrusive feature. I consider that the proposals fail to respect the architectural form of the building and would detract from the general appearance of Castle Street. The design of your client's corporate signage does not I believe complement the character of the area and the proposal to illuminate the fascia would merely exacerbate the situation during the hours of darkness.

- 3.3 In terms of section 262(8) of the 1972 Act, as amended, planning authorities are required to consider whether a proposed development would serve to preserve or enhance the character or appearance of a conservation area. In my opinion the appeal site, which lies within the Forfar Conservation Area, presently enjoys a high standard of amenity and is in an attractive part of the town. I consider that your proposal to erect an illuminated fascia sign at this location would be detrimental to the appearance of the street. This would in my view lead to a reduction in visual amenity and have an adverse effect on the character of the conservation area.
- 3.4 I have taken into account all of the matters raised, but none of these outweighs the considerations which lead me to conclude that the proposed illuminated flat fascia sign would be unacceptable in terms of its impact on the visual amenity of the area. Accordingly, in exercise of the authority delegated to me, I hereby dismiss this appeal.

#### **4 FINANCIAL IMPLICATIONS**

- 4.1 There are no financial implications.

#### **5 CONSULTATION**

- 5.1 The Director of Law and Administration and Director of Finance have been consulted in the preparation of this report.

#### **NOTE**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/JJ/MR  
6 August 1996

Alex Anderson  
Director of Planning, Transport & Economic Development