

REPORT TO: DEVELOPMENT MANAGEMENT COMMITTEE – 16 JUNE 2014

REPORT ON: REQUEST FOR DIRECT ACTION AT 67 PERTH ROAD AND 1/2, 71 PERTH ROAD, DUNDEE

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 242-2014

1 PURPOSE OF REPORT

- 1.1 This report seeks Committee approval for taking appropriate action to seek compliance with an Advertisement Enforcement Notice in respect of 67 Perth Road and Flat 1/2, 71 Perth Road, Dundee.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee authorise action under the terms of Section 26 of The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 to allow the Council to enter onto land and take necessary steps to comply with the terms of the Advertisement Notice. Thereafter, any expenses reasonably incurred by the Council taking such action will be recovered from the landowner.

3 FINANCIAL IMPLICATIONS

- 3.1 An estimate for £650 (excluding Value Added Tax) has been provided by the Property Section, Environment Department. The costs can initially be met from the City Development Revenue Budget 2014/2015 and thereafter recovered from the respective landowner.

4 BACKGROUND

- 4.1 The properties are a Hot Food Takeaway located on the ground floor and a flatted property on the first floor of a traditional stone building on the north side of Perth Road. The properties are located within the boundary of the West End Lanes Conservation Area. A communal doorway on Perth Road provides access to the upper floor flats.
- 4.2 It was noted on a visit to the area by the Area Enforcement Officer that 2 illuminated signs had been installed on the south elevation of the Hot Food Takeaway property and a further projecting illuminated sign had been installed on the south elevation of the flat directly above said shop. An Advertisement Notice was served on all interested parties requiring the removal of the signage which has been installed without the benefit of advertisement consent. No parties exercised their right of appeal against the Notice.
- 4.3 To pursue this matter the Council will act in accordance with Section 26 of The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 which allows the planning authority to enter on the land and remove the advertisement.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

7.1 Copy of Advertisement Enforcement Notice.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/LC/KM

3 June 2014

Dundee City Council
Dundee House
Dundee