

REPORT TO: PLANNING COMMITTEE – 12 JANUARY 2026

REPORT ON: REQUEST FOR DIRECT ACTION TO REMOVE UNAUTHORISED SIGNAGE LOCATED AT 65 PERTH ROAD, DUNDEE

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 8-2026

1 PURPOSE OF REPORT

- 1.1 This report seeks authority to take direct action to remove unauthorised signage erected on the south elevation of 65 Perth Road, Dundee, DD1 4HY.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee authorises direct action under the terms of Regulation 26 of the Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984 to allow the Council to take the necessary steps to remove the unauthorised signage to comply with the terms of the Advertisement Enforcement Notice, following non-compliance of its terms by the owners. The Advertisement Enforcement Notice required the unauthorised fascia sign located on the south elevation to be removed. The unauthorised signage is the black fascia sign with green lettering, (see photograph in Appendix 1).

3 FINANCIAL IMPLICATIONS

- 3.1 Dundee City Council's Construction Services has estimated that the cost of removing the unauthorised signage will be £1565 (excluding VAT). The Council will seek to recover all costs incurred from the owner.
- 3.2 At present it is unclear what is behind the unauthorised signage, so no allowance has been made for reinstatement works. The cost includes scaffolding to access the sign at height.

4 BACKGROUND

- 4.1 Dundee City Council received several complaints relating to unauthorised signage at 65 Perth Road, Dundee and the detrimental impact it has on the West End Lanes Conservation Area which it is located within.
- 4.2 Following investigation of the alleged breach of planning control, an Advertisement Enforcement Notice was served on all interested parties on 8 May 2025. The notice took effect on 9 June 2025 and the time for compliance was 60 days. No appeal was submitted to the Scottish Government's Directorate for Planning and Environmental Appeals (DPEA) and the unauthorised signage remains in situ.
- 4.3 The owner did contact the Enforcement Officer both on the telephone and with the tenant in person at Dundee House. The owner advised an appeal would be lodged with the DPEA and an application for advertisement consent would be submitted to the Planning Authority for consideration. However, no appeal was submitted to the DPEA and no advertisement consent application has been received by the Council. A letter was issued to both the owner and tenant on 18 August 2025 to advise that the Council would seek approval to take direct action if the unauthorised signage was not removed. No response from the owner or tenant has been received.
- 4.4 Under Regulation 26 of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, the Council has power to enter the land and take direct action.
- 4.5 If the Planning Committee approves direct action, it is estimated that the works would be completed within one day. No special powers of entry will be required, as there is provision

within Regulation 2 of the Act to allow any Officer duly authorised in writing by the Planning Authority to enter land to execute the necessary steps. Should direct action be granted and the unauthorised signage removed by direct action, it is likely the shopfront will still look untidy with no signage erected, but it is hoped an advertisement application will then be submitted to the Council and appropriate signage agreed and subsequently erected on site.

4.6 The integrity of the development management process depends upon the readiness of the Council to take enforcement action where necessary.

4.7 Taking direct action to resolve this breach of planning control is a last resort and one that is proposed after a considerable amount of Officer time and resource has been spent over the last 14 months trying to resolve the matter through other means.

5 POLICY IMPLICATIONS

5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

6.1 The Council Leadership Team have been consulted in the preparation of this report.

7 BACKGROUND PAPERS

7.1 None.

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18 November 2025

APPENDIX 1

65 PERTH ROAD, DUNDEE

