

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	21 November 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Enforcement Action - Erection of 2 Non-Illuminated Advertisement Banners at 185-187 High Street, Biggar
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval for an Enforcement Notice to be served on Mr Gordon Hillan, 185-187 High Street, Biggar.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that an Enforcement Notice be served on Mr Gordon Hillan to seek removal of two non-illuminated advertisement banners. This Notice would come into effect within one month of the date of service and a period of one month should be allowed for compliance with the Notice.

<h2>3 Background</h2>

3.1 Towards the end of 2005, it was noted that alterations were being carried out to the property at Townhead Café at 185-187 High Street, Biggar to form a restaurant and hot food takeaway. The owner of the property was advised of the need to obtain consent for the works and an application was submitted on 20 December 2005.

3.2 The application was granted on 13 March 2006 for the change of use of café to restaurant and hot food takeaway. Condition 3 of this consent states that no consent was granted for any alterations to the external elevations, replacement windows or signage at this location and that further applications would be required for any alterations, replacement windows or signage. On 2 May 2006, the owner was reminded of the above and asked to submit proposals for replacement windows and signage.

3.3 On 29 August 2006, a report was forwarded to the Area Committee seeking approval for an Enforcement Notice to be served on Mr. Gordon Hillan for the removal of the upvc windows at this property and their replacement with windows of a style and design in keeping with the character of Biggar Conservation Area. This notice was served on 18 September 2006 and Mr Hillan has until 31 January 2007 to comply with the terms of this notice. An application was received for a fascia sign and external lighting in October 2006 and this is currently under consideration. However, the banners were not included in the application.

3.4 The property is at a prominent location within Biggar Conservation Area. In the absence of an application, I am unable to fully assess the existing advertisement banners. In addition, I have received complaints from Biggar Community Council on this issue which reflects the disquiet of the local community. I therefore consider it appropriate to serve an Enforcement Notice to ensure the removal of both advertisement banners.

4 Employee Implications

4.1 There are no employee implications.

5 Financial Implications

5.1 Staff costs in preparing and submitting Council's case can be met from existing budgets.

6 Other Implications

6.1 None.

7 Consultations

7.1 None required.

Iain Urquhart

Executive Director (Enterprise Resources)

13 November 2006

Link(s) to Council Objectives

? Living in the Community.

Previous References

? Committee report dated 29 August 2006.

List of Background Papers

? None.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

May Hughes, Enforcement Officer, South Vennel, Lanark

Ext: (810) 3196 (Tel: 01555 673196)

E-mail: enterprise.lanark@southlanarkshire.gov.uk