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Head of Corporate Administration,
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

2nd September 2015

Dear Sirs,

NOTICE OF REVIEW UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN

RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

Appeal to Local Review Body

External alterations and erection of 4 No flagpoles

West Grove Waverley Road Melrose TD6 9SL

Rural Renaissance Ltd 15/00504/FUL

Felsham Planning & Development Ltd are planning advisor to Rural Renaissance Ltd. We are instructed to submit an appeal to the Local Review Body following the refusal of the above application on 14th July 2015. Accordingly, please find enclosed:

1. Notice of Review form
2. Appeal statements
3. Relevant papers (Documents 1 – 9)

Please do not hesitate to contact me if you require any further information.

Yours faithfully





NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

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THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please see attached Appeal Statement and supporting material

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review:

N/A

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

- 1.Planning Application Submission
 - 2.Existing and Proposed Plan
 - 3. Existing and Proposed Front Elevation
 - 4. Existing and Proposed Side Elevation
 - 5. Location Plan
 - 6. Planning Officer's Report
 - 7. Decision Notice
 - 8. Email Rural Renaissance to planning officer 7.7 15
 - 9. Flags - History and Use August 2015
- Please also see attached appeal statement*

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/ag [redacted] serve notice on the planning authority to review the application as set [redacted] ing documents.

Signed

[redacted signature box]

Date

02/09/15

PHILIP REYES FELTHAM PFD

The Completed form should be returned to the Head of Corporate Administration, Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA.

Appeal Statement

External alterations and erection of 4 No flagpoles

West Grove Waverley Road Melrose TD6 9SL Rural Renaissance Ltd 15/00504/FUL

1.0 Introduction

Felsham Planning and Development is planning adviser to Rural Renaissance Ltd. We are instructed to submit an appeal following Scottish Borders Council's decision to refuse our client's application for *External alterations and erection of 4 No flagpoles* using its delegated powers.

The site lies just outside of, but adjacent to, the Conservation Area in Melrose, and fronts Cross Avenue, on the main approach to the town centre at Melrose from the north and west. The building was originally a Congregationalist Church.

The application was refused on 14th July 2015 for the following reasons:

1. *The proposed development is contrary to Adopted Local Plan policy G1 in that the erection of four flagpoles would not be compatible with or respectful of the character of the surrounding area or neighbouring buildings*
2. *The proposal is contrary to Adopted Local Plan policy BE4 in that the erection of 4 flagpoles would have an unacceptably adverse impact on the character and appearance of the conservation area as a consequence of the unusual character of this aspect of the development; its siting immediately adjacent to the conservation area; and the high visibility of the site, which would mean that the aforementioned impacts would go unmitigated*

The Town and Country Planning (Scotland) Act requires full disclosure of an appeal case at the outset. The reasons for refusal cannot be added to or amended. Having regard to the above, we consider the main determining issues to be:

- Whether the proposed development is unusual and out of keeping in this location
- Whether there would be an *unacceptably adverse impact* on the character and appearance of the conservation area
- The policy test, both national and local, dealing with such impact
- The Council officer's assessment and reasoning and whether that is competent or reasonable. In this respect it is important to compare the Council officer's reasons and justification with the policy test set out in Scottish Planning Policy (SPP)

2.0 Planning Policy

The relevant development plan is the Consolidated Scottish Borders Local Plan 2011

Policy BE4 - Conservation Areas is criteria based policy. Its provisions are as follows:

- Development within or adjacent to the conservation area should not have an adverse impact on its character and appearance
- Development must be located to preserve and enhance the special character of the conservation area. It should accord with scale, proportion, density and alignment and boundary treatment of the conservation area
- Full consideration will be given to Scottish Historic Environment Policy (SHEP) when considering development in the conservation area

Policy G1 - Quality Standards for New Development is a criteria based policy and requires that new development should, inter alia:

- Be of a high quality and be designed to fit into the townscape
- Be compatible with the surrounding area and neighbouring uses
- Be satisfactorily accommodated within the site
- Able to allow for contemporary or innovative design
- Incorporate hard and soft landscaping

- Provide appropriate boundary treatments
- Be of a scale, mass and density compatible with the surrounding area
- Colours, textures and materials should complement surrounding architecture

Policy G7 - Infill Development. This policy states that, inter alia, development should not detract from the establish land use or the character and appearance of the surrounding area. Scale, materials, form and density should be appropriate to its surroundings.

Policy H2 - Protection of Residential Amenity states that development should be compatible with a residential area and that visual impact will be a consideration.

Regard must also be had to the Scottish Government's statement on planning policy contained within SPP (Revised). Paragraph 137 states that the planning system should:

Enable positive change in the historic environment which is informed by a clear understanding of the importance of heritage affected...change should be sensitively to avoid or minimise adverse impacts on the fabric and setting of the asset and ensure that its special characteristics are protected, conserved and enhanced

Paragraph 141 deals with listed buildings and conservation areas and states:

...the materials...scale and setting...of any development which will affect the setting of a listed building or conservation area...should be appropriate to the character and appearance of the building or conservation area...

Therefore, the recently published SPP has clarified the policy test, which is development appropriate to the conservation area. The Local Plan contains a presumption in favour of alterations subject to no adverse impact on the character of the building and those alterations being in keeping with the building. In our view, the nature of the proposed use should not impact on the character of the conservation area.

The Scottish Historic Environment Policy (SHEP) sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations. Paragraph 2.37 states that conservation areas are defined as 'areas of special architectural or historic interest. Paragraph 2.44 states:

2.44. Once an area has been designated, it becomes the duty (see Note 2.23) of the planning authority and any other authority concerned, including Scottish Ministers, to pay special attention to the desirability of preserving or enhancing the character and appearance of the area when exercising their powers under the planning legislation and under Part I of the Historic Buildings and Ancient Monuments Act 1953.the character or appearance of which it is desirable to preserve or enhance.

3.0 Basis for Determination of a Planning Application

The Town & Country Planning (Scotland) Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The same principles apply to an appeal. We set out below the basis for determining a planning application and we then consider the reasons for refusal against the prescribed methodology.

The House of Lords in its judgement in the City of Edinburgh Council v Secretary of State for Scotland case 1998 (SLT120) ruled that if a proposal accords with the Development Plan and no other material considerations indicate that it should be refused, planning permission should be granted. It ruled that:

Although priority must be given to the Development Plan in determining a planning application, there is built in flexibility depending on the facts and circumstances of each case.

This judgement sets out a clear approach to determining a planning application and clarifies how the development should be used:

1. Identify any provisions of the Development Plan that are relevant to the decision.
2. Interpret them carefully looking at the aims and objectives of the plan as well as the detailed wording of policies.
3. Consider whether or not the proposal accords with the Development Plan.
4. Identify and consider relevant material considerations for and against the proposal.

5. Assess whether these considerations warrant a departure from the Development Plan.

The determining authority must first consider whether the proposal accords with the development plan. It is important to consider not only the detailed wording of policy, but the aims and objectives of the policy maker. If a proposal is considered to accord with the development plan, it follows that consent should be granted unless any site specific matters preclude consent.

The House of Lords has ruled that material considerations must satisfy two tests:

1. They must be planning considerations, in other words, they must have consequences for the use and development of land or the character of the use of the land; and
2. They must be material to the circumstances of the case and they must relate to the proposed development.

In assessing this proposal we believe that it is also relevant to refer to have regard to Tesco Stores v. Dundee [2012] PTSR 983 case. Paragraph 18 of the Dundee decision states:

The development plan is a carefully drafted and considered statement of policy, published in order to inform the public of the approach which will be followed by the planning authority in its decision making unless there is good reason to depart from it. It is intended to guide the behaviour of developers and the planning authority....the policies which it sets out are designed to secure consistency and direction in the exercise of discretionary powers, whilst allowing a measure of flexibility to be retained.

Paragraph 19 continues:

The development plan should be interpreted objectively in accordance with the language used...that is not to say that such statements should be construed as if they are statutory or contractual provisions. Although a development plan has a legal status and legal effects it is not analogous in its nature or purpose to a statute or contract...development plans are full of broad statements of policy many of which may be mutually irreconcilable, so that in a particular case one must give way to another...many of the provisions of the development plan are framed in language whose application to a given set of facts requires the exercise of judgement. Such matters fall within the jurisdiction of planning authorities.

The Court ruled that the interpretation of planning policy is a matter of law but the application of planning policy is a matter of planning judgment, therefore provided the planning authority demonstrates a proper understanding of policy in its reasoning it can proceed as it sees fit and weigh one policy against another and/or give weight to factors other than policy in its determination.

4.0 Assessment

Having regard to the House of Lords methodology we note:

Identify any provisions of the Development Plan that are relevant to the decision – the relevant policies are those identified in the reasons for refusal, namely G1 and BE4. There is no objection on the grounds of infill development (G7) or residential amenity (H2)

Interpret them carefully looking at the aims and objectives of the plan as well as the detailed wording of policies – the aims and objectives of the development plan that are relevant to this proposal are to maintain the character and appearance of the conservation area; to protect residential amenity; and to ensure that the scale, design and materials that are used are appropriate to the area.

Consider whether or not the proposal accords with the Development Plan – There is no objection to the external alterations. The planning officer has noted:

The proposed external alterations to the building with respect to fenestration are an improvement upon the existing appearance in helping to restore a vertical emphasis. If the frames and detailing were finished in dark colours as indicated, this would be entirely beneficial in terms of the character and appearance of the building.

The proposed reinstatement of a sun dial in place of a clock-face raises no particular concerns in terms of what has been indicated, but the detail would be appropriately provided for prior approval since some recessed detail appears to be indicated but not described. This matter is capable of being addressed by planning condition.

Given the presence of render on the existing building, the proposed extension of this finish does not raise any concerns in principle.

Therefore, these alterations must be judged to be in accordance with the development plan. It should also be noted that prior to Rural Renaissance buying the site, NHS had approached SBC Planners and discussed the possibility to demolishing the building for housing to which SBC were agreeable in principle. Having regard to the Council's position regarding those discussions it can be deduced that the Council considers that this building and its associated fixtures and fittings do not have any significant meaning or purpose that contributes to the character and appearance of the conservation area.

The issue in this case relates to the alleged unacceptable impact on the character and appearance of the conservation area. In order to consider this aspect in policy terms it is necessary to consider why the planning officer thought the development should be refused and to set his argument against wider policy considerations, in particular SHEP and SPP, which both anticipate that change is inevitable in a conservation area. SPP contains a presumption in favour of positive change to the built environment. The test is no adverse impact; therefore, some change is anticipated.

The first weakness in the planning officer's report is the lack of a description of the character and appearance of this conservation area and an assessment of the qualities that led to the designation of the conservation area. Nowhere in his report is there any assessment of why this part of Melrose was designated a conservation area and how four flag poles will create an adverse impact on the characteristics that led to designation. This is a significant weakness because without such assessment the planning officer's argument is supposition and merely an assertion to say that there will be harm. The planning officer has not said how and why that harm will arise or considered whether it can be mitigated.

The officer states:

In the event of approval, these details could be appropriately regulated by planning condition. However, it is considered that the impacts of the proposal, and the justification for the principle of flag poles being sited in this location at all, require further consideration.

He continues:

At least, it is not accepted that the Applicant has any formal or informal need, let alone any statutory requirement, that would, and could, only appropriately be met by the installation of flag poles at the site for the purpose of flying civic, national and/or international flags.

This fails to recognise that except in exceptional circumstance need is not a planning matter. The officer does not like the flag poles and believes that there is not a need but lack of perceived need cannot be used to support an alleged unacceptable impact on the character and appearance of the conservation area. The officer must focus on adverse impact not whether there is a need for the flag poles. Without a proper character assessment of the conservation area and an assessment of the impact of the flag poles on that character the officer cannot demonstrate adverse impact.

The officer then states:

The erection of flagpoles in this context (particularly if they were to be as high and dominant as the photomontage indicates) would be liable to give the development an ambivalent appearance, which would more likely be read as a civic or institutional context, rather than interpreted as denoting a private office development or conference centre.

The officer makes reference to *ambivalent appearance* but again does not show how this will have a harmful impact on the character and appearance of the conservation area. How the building is perceived in operational terms and by the market it wishes to sell its services to is a matter for the owner and occupier not a planning matter. This is a former church. Its past use would have involved signs and notice boards outside. It would not have had a clear or uncluttered external appearance. Introducing flagpoles will not block a previously unobstructed view nor will it introduce clutter.

We attach as document 9 an article which sets out the history and use of flags. It is clear that flags, both in the past and now, have many uses and are not restricted to civic and institutional use. Rural Renaissance wrote to the planning officer on 7th July 2015 to address issues raised in discussions, including the flying of flags. That submission noted:

1. *Flying of flags at West Grove compliments and supports the positive aspects of SBC's recent decision on flags:-*

All modern business organisations must be inclusive and flying flags helps us to promote this policy, the removal of these flags would inhibit this. SBC report supports this argument.

2. *Promotes Melrose and reflects positively on its community:-*

We have been flying flags at our Priorwood Offices for a number of years. Initially just recognising the national days of countries within the UK, more recently we have expanded this to include a number of countries around the globe that we have a connection with. This has proved very popular.

Our welcome for the visiting teams at this year's Melrose 7s was retweeted by North Western University (South Africa) to their 10,600 followers. Not only did this promote Melrose and the Scottish Borders to an international audience, but promoted discussion within the town – as do most of our flags. Many people have told us they look to the Crawford's flags to see which national holiday it is! We share photographs of our flags on Facebook to enhance their reach. Our posts have a large, worldwide audience; one of our posts reached 3400 people, of which 1600 interacted with the post. This promotes the Borders – as a place to live, visit and do business.

Melrose is a cosmopolitan community with visitors and residents holling from all across the globe. These flags generate the welcoming and inclusive image.

The flags are removed and raised every day and never has there been an incident of vandalism. They do not interfere with any views or pose any threat to the community, but contribute to the surroundings.

3. *Flags are commonly found in conservation areas, and are not limited to public or government buildings – banks, hotels and offices fly flags.*

4. *We will not fly advertising banners from these poles, and as you have stated, this would require separate consent.*

The planning officer has shown a lack of appreciation for the use of flags. In our submission flag poles in this location would not be inappropriate or unusual.

The officer finally moves towards a consideration of harmful impact when stating:

The unusualness of this appearance would be highlighted further, firstly, by the prominence of this elevation within views from the public realm at a junction and on a gateway approach to Melrose's town centre, making this appearance highly visible in itself. Secondly, and with regard to setting, the application site is not in fact within a central location, but lies on the approach to, rather than within, the town centre. Its appearance within an outlying and predominantly residential area would be somewhat remarkable in itself, and arguably at odds with its surroundings.

This fails to recognise that the approach to a town centre, certainly in the case of Melrose, is one of transition and a mix of uses. This is a church not a residential building. The erection of flagpoles needs to be read in the context of signs and notice boards that would have previously been associated with the church. Flag poles are not unusual and in our submission create a simplified less cluttered external appearance to the building than would have been the case with the previous use.

The officer the states:

At least the appearance of flags at this prominent, outlying location relative to the town centre, would arguably be as likely, if not more likely, to denote the setting of a hotel, rather than an office or conference centre, thereby further confusing, rather than clarifying, the character of the development.

He has introduced subjective judgement in stating that the building could be interpreted as a hotel. Such a statement does not clarify how there will be harmful impact. This is plainly a church. The subsequent change of use to an office and the proposed introduction of 4 flagpoles will not change that perception of church architecture. Churches are increasingly subject to change of use and it is often difficult to tell the use because of the impact of distinctive church architecture. The introduction of 4 flagpoles will not alter the perception of the building in a negative way.

The officer then concludes:

The erection of flagpoles, even in isolation from the other proposals, would give the building, currently in office use, a very ambivalent character, and would appear significantly out-of-place within, and also out-of-scale with, their surroundings.....

For clarity, the objection here is to the principle of flagpoles being erected at all, rather than to the specific height of flagpoles that the supporting details indicate.

Nowhere in this report is there consideration of the proposal against the criteria of policies G1 and BE4 against which it has been refused. The officer clearly does not like the flagpoles and has, in our submission, allowed his own subjective judgement to inform his assessment rather than carrying out a systematic assessment against policy. In particular, the failure to assess the flag poles against the conservation area character assessment is a significant weakness in the Council's argument. The officer has not demonstrated:

- How or why an unacceptably harmful impact will arise
- Given consideration to the need to maintain prominent buildings in a beneficial use
- Assessed the flagpoles against the street furniture that would have been associated with the previous use
- Given any weight to the fact that flagpoles can be an iconic and attractive feature or given weight to the fact that the display of flags is long associated with buildings of many different kinds and that such display is not harmful or unusual
- Given any thought to the fact that the flying of flags is not restricted to civic or institutional buildings but has a long history of private use
- Given any consideration to the reasons for the flag poles, set out in our client's email to the officer (submitted with this appeal) or the controls our client intends to use (again set out in that email)

Therefore, we consider that the proposal complies with the development plan.

Identify and consider relevant material considerations for and against the proposal – Despite the alleged prominence of the site there were only 3 objections. The consultation responses were as follows

- *Roads Planning Section: I am content that the poles do not interfere with visibility sightlines for drivers exiting the site. No roads objections.*
- *Economic Development Section: has no objections and supports the improvements proposed for the frontage of this building.*
- *Community Council: supports the external changes and improvements proposed for this building, but has a concern regarding the flagpoles in this primarily residential area (where they) may be out of place.*

Whilst the Community Council made reference to the flagpoles their statement that they *may be out of place* is important. It is speculation and an afterthought and cannot be read as an objection.

SPP gives weight to objections in the planning process. The lack of objections is a material consideration when set against the assertion made in the reasons for refusal of *unacceptably adverse impact*. Clearly the community and local residents i.e. those most affected do not share the planning officer's concerns.

Assess whether these considerations warrant a departure from the Development Plan – we do not believe that there are any material considerations that override our conclusion on planning policy.

5.0 Conclusion

Having regard to the reasons for refusal we conclude:

- Reason 1 – the council has not justified why there will be a harmful impact on the character of the surrounding residential area. This is a building that is not in residential use. Its established use, appearance and role and function are different from the surrounding area. All that is proposed is the erection of 4 flagpoles, which in our submission will be distinctive and attractive and will have a lesser impact than the street furniture associated with the historic use as a church
- Reason 2 – the council has failed to demonstrate why there will be an unacceptably harmful impact on the character and appearance of the conservation area. SPP and SHEP anticipate change as inevitable in a conservation area. The alterations to the building are all considered acceptable. All that is in dispute is the erection of 4 flagpoles. These do not make an irrevocable alteration to the appearance of the building and are a minor alteration. On the approach into the town and in all views of the building what will be seen is a large building that will be judged as having an historic ecclesiastical with 4 flagpoles outside. The flagpoles and the flags will not obscure the vision of the building and may heighten the perception of its historic importance to this part of Melrose, thus adding to the feeling of grandeur and spectacle around the building and its immediate surrounds not undermining the character and appearance of the conservation area.

Flagpoles are not an unusual or alien feature in a town and they are often associated with a church, particularly a non-established church, where flags and banners whether placed inside or outside the church are an important part of its ceremony and function. Whilst the use has changed the building remains unmistakably ecclesiastical and flags are not out of keeping with the perception people are likely to have of the building and the features they would expect to find outside such a building. Therefore, the flagpoles cannot be judged as having an *unacceptable* harmful impact on the character of the conservation area.

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The officer has produced no evidence that he has considered what makes the conservation area special. He has not referred to the conservation statement and cannot judge whether there will be a harmful impact because he has no means to judge what will be impacted upon and whether that will result in harm. This is a very serious weakness in his assessment and judgement.

In our submission the decision rests on the judgement of *unacceptable harm*. There will be change and such change is anticipated by SPP and SHEP. The question is whether there will be unacceptable harm. In our submission the officer has allowed his subjective judgement too much scope in decision making and has not properly considered the question of harm. In particular there is no evidence in his report of the question of harm being applied to the policy criteria or to what makes the special character of this conservation area.

For these reasons we conclude that there is no basis to support the reasons for refusal and respectfully request that they be overturned and the appeal be granted.



Document 1



Newtown St Boswells Melrose TD6 0SA

Tel: 01835 825251

Fax: 01835 825071

Email: itsystemadmin@scotborders.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000118988-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission In Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Window renovation and remedial elevational works

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * Yes No

Have the works already been started or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Agent

Agent Details

Please enter Agent details

| | |
|-----------------------|---------------------------------------------------|
| Company/Organisation: | <input type="text" value="Camerons"/> |
| Ref. Number: | <input type="text"/> |
| First Name: * | <input type="text" value="Gavin"/> |
| Last Name: * | <input type="text" value="Yuill"/> |
| Telephone Number: * | <input type="text" value="01896 753077"/> |
| Extension Number: | <input type="text"/> |
| Mobile Number: | <input type="text"/> |
| Fax Number: | <input type="text" value="01896 756046"/> |
| Email Address: * | <input type="text" value="gala@camerons.ltd.uk"/> |

You must enter a Building Name or Number, or both:*

| | |
|-----------------------|------------------------------------------|
| Building Name: | <input type="text"/> |
| Building Number: | <input type="text" value="1"/> |
| Address 1 (Street): * | <input type="text" value="Wilderhaugh"/> |
| Address 2: | <input type="text"/> |
| Town/City: * | <input type="text" value="Galashiels"/> |
| Country: * | <input type="text" value="UK"/> |
| Postcode: * | <input type="text" value="TD1 1QJ"/> |

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | |
|-------------------------|--------------------------------------------------------|
| Title: | <input type="text"/> |
| Other Title: | <input type="text"/> |
| First Name: | <input type="text"/> |
| Last Name: | <input type="text"/> |
| Company/Organisation: * | <input type="text" value="Rural Renaissance Limited"/> |
| Telephone Number: | <input type="text"/> |
| Extension Number: | <input type="text"/> |
| Mobile Number: | <input type="text"/> |
| Fax Number: | <input type="text"/> |
| Email Address: | <input type="text"/> |

You must enter a Building Name or Number, or both:*

| | |
|-----------------------|---------------------------------------------|
| Building Name: | <input type="text" value="Priorwood"/> |
| Building Number: | <input type="text"/> |
| Address 1 (Street): * | <input type="text" value="-"/> |
| Address 2: | <input type="text"/> |
| Town/City: * | <input type="text" value="Melrose"/> |
| Country: * | <input type="text" value="United Kingdom"/> |
| Postcode: * | <input type="text" value="TD6 9EG"/> |

Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

OFFICE WEST GROVE

Address 5:

Address 2:

WAVERLEY ROAD

Town/City/Settlement:

MELROSE

Address 3:

Post Code:

TD6 9SL

Address 4:

Please identify/describe the location of the site or sites.

Northing

634260

Easting

354106

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

2622.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Office

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *

36

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *

36

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

Yes No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
- No, using a private water supply
- No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details:(Max 500 characters)

N/A

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 ? *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land ? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided, before you can complete your certificate.

Notice 1 is Required

I understand my obligations to provide the above notice(s) before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

NHS Borders, Rushbank, Newstead, Melrose, United Kingdom, TD6 9DA

Date of Service of Notice: *

01/05/15

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or -

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Gavin Yuill

On behalf of: Rural Renaissance Limited

Date: 05/05/2015

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

Provide copies of the following documents if applicable:

- | | |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Gavin Yuill

Declaration Date: 05/05/2015

Submission Date: 05/05/2015

Payment Details

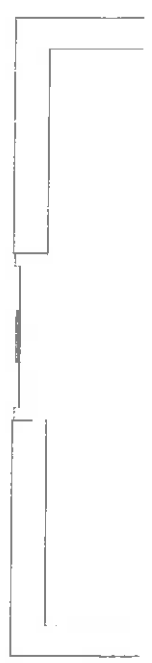
Cheque: Rural Renaissance Limited, 91256

Created: 05/05/2015 13:26

Document 2

Scottish Borders Council
 Town and Country
 Planning (Scotland) Act
 1997

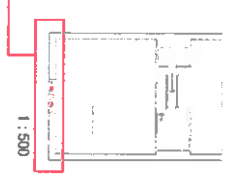
REVISED
 Subject to the
 requirements of the
 Associated Decision
 Notice



PROPOSED ATTIC PLAN (1:100)



ATTIC PLAN
(EXISTING)



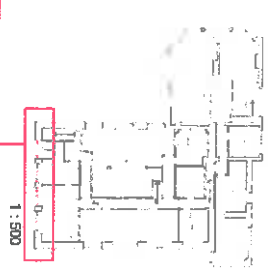
1:500



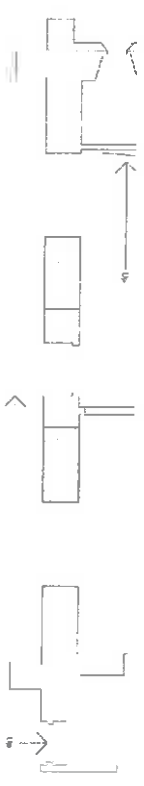
PROPOSED FIRST FLOOR PLAN (1:100)



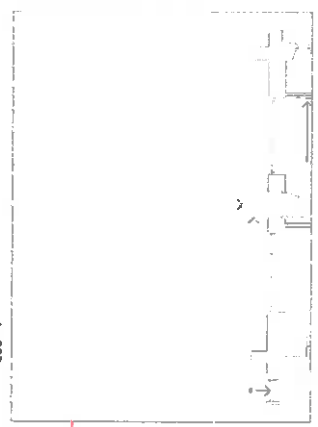
FIRST FLOOR PLAN
(EXISTING)



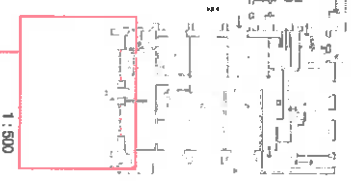
1:500



PROPOSED GROUND FLOOR PLAN (1:100)



GROUND FLOOR PLAN
(EXISTING)



1:500

20/01/2020
 10:00 AM



EXISTING INTERIOR VIEW



--- DOWNTAKINGS SHOWN WITH
 DOTTED RED LINE

▭ INFILL SHOWN WITH HATCH

camerons
 1 Westbourne
 100 Fife
 18 Fife Road, Rosyth
 Dundee, Scotland DD11 1AA
 Tel: 01330 820700
 Email: info@camerons.co.uk

client: Rural Renaissance Limited

project: Westgrove, Waverley Road
 Melrose
 TD6 8SL

title: Existing and Proposed Plans

scale: 1:100, 1:200 & 1:500 @ A3

date: 28.04.15

drawn: HAM

file: 92208.1.02

number: 92208.1.02 rev: development

Falstaffs

Accounting & Tax Solutions



1 Western Terrace Edinburgh EH4 1SQ
T +44 (0) 131 357 9600

Document 3

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

REFUSED

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Associated Decision
Notice



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

MATERIAL KEY

- 1. K-Rend, Square FT Render - Arden
- 2. Aluminium cladding, Dark Finish
- 3. Veneer, Sun Oak
- 4. Panels - Slate
- 5. Reinforced Glass Door - Curdip
- 6. Aluminium Flagpole
- 7. Ironstone
- 8. Autumnum Forward Green 24x31 Tiles
- 9. Autumnum Forward Quarry (Dark Brown)

1 Midwaycroft
The Mill Lane
DD1 1DA
Tel: 01330 820070
Fax: 01330 820071
Email: info@camerons.co.uk
www.camerons.co.uk

Arden
The Mill Lane
18 Riverside Lane
DD1 1DA
Tel: 01330 820070
Fax: 01330 820071
Email: info@arden.co.uk
www.arden.co.uk

camerons

client: Rural Renaissance Limited

project: Westgrove, Waverley Road
Mafrose
TD8 9SL

title: Existing and Proposed Front Elevation

scale: NTS @ A3

date: 27.04.15

drawn: HMM

dis: www.camerons.co.uk

number: 9208.1.03

1 Western Terrace Edinburgh EH12 5QF
T +44 (0) 131 337 5640

Document 4

Scottish Borders Council
 Town And Country
 Planning (Scotland) Act
 1997

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PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION

MATERIAL KEY

- K. Rapa Silsons FT Plender - Acro
- Arora - an cladding (1) and (1959)
- V-cad Sun-duk
- NET - all Steel
- 3. TERRAZZO - 3 Glass - 2.3k Ca - Mon
- 6. AN-ART - 2000 Fibregox
- 7. microcon
- 8. Aluminium extruded Glass - 2er - al - Door
- 9. Aluminium extruded Glass - 2er - al - Door

1. Material
 2. Window
 3. Door
 4. Roof
 5. Wall
 6. Floor
 7. Garden
 8. Path
 9. Fence
 10. Tree
 11. Bush
 12. Other

client: Rural Renaissance Limited

project: Westgrove, Warvelly Road
 Melrose
 TD8 8SL

title: Existing and Proposed Side Elevation

scale: NTS (at A3)

date: 27.04.16

drawn: HMM

disc: *approved and printed on 27/04/16*

number: 9208.1.04

development

architecture

design

FulshamFD - FulshamFD



1 Western Terrace, Edinburgh, EH12 5DF
T: +44 (0) 131 337 9640

Document 5

WINDLETT ROAD



LOCATION PLAN 1:1250

9208.1.01

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 Town And Country
 Planning (Scotland) Act
 1997

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 www.cameronscotland.co.uk
 email: info@camerons.co.uk

client: Rural Renaissance United

project: Westgrove, Waverley Road
 Melrose
 TD6 8SL

title: Location Plan

scale: 1:1250 @ A3

date: 26.04.15

drawn: HAW
 checked: [signature]
 number: 9208.1.01
 rev: [signature]

development

design

architecture



Document 6

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
SERVICE DIRECTOR REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/00504/FUL

APPLICANT : Rural Renaissance Ltd

AGENT : Camerons Ltd

DEVELOPMENT : External alterations and erection of 4 No flagpoles

LOCATION: Office West Grove
Waverley Road
Melrose
Scottish Borders
TD6 9SL

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

| Plan Ref | Plan Type | Plan Status |
|-----------------|------------------|--------------------|
| 9208.1.01 | Location Plan | Refused |
| 9208.1.02 | Floor Plans | Refused |
| 9208.1.04 SIDE | Elevations | Refused |
| 9208.1.03 FRONT | Elevations | Refused |

NUMBER OF REPRESENTATIONS: 3

SUMMARY OF REPRESENTATIONS:

Three representations have been received in objection to the proposal, on the following grounds:

- (i) height of flagpoles;
- (ii) detrimental to residential amenity;
- (iii) flagpoles detrimental to road safety due to limiting visibility or causing a driver/pedestrian distraction
- (iv) colour of render would be out-of-place and would have an adverse visual impact; a darker and traditional colour should be used;
- (v) appearance of flagpoles; out-of-context; flags attached to building would be preferable if flags are required.

Roads Planning Section: I am content that the poles do not interfere with visibility sightlines for drivers exiting the site. No roads objections.

Economic Development Section: has no objections and supports the improvements proposed for the frontage of this building.

Community Council: supports the external changes and improvements proposed for this building, but has a concern regarding the flagpoles in this primarily residential area (where they) may be out of place.

PLANNING CONSIDERATIONS AND POLICIES:

Consolidated Scottish Borders Local Plan 2011

Policy BE4 - Conservation Areas
Policy G1 - Quality Standards For New Development
Policy G7 - Infill Development
Policy H2 - Protection of Residential Amenity

Recommendation by - Stuart Herkes (Planning Officer) on 14th July 2015

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The site lies just outside of, but adjacent to, the Conservation Area in Melrose, and fronts Cross Avenue, on the main approach to the town centre at Melrose from the north and west.

The building was originally a Congregationalist Church, but following some fairly insensitive alterations in the twentieth century, was converted to office use. It has served as both Council (water board), and more recently, NHS offices. The Applicant advises in an email of 07 July that their plans are now to market the offices for commercial lettings: the main building as offices and conference facilities, and the rear as a wellness centre. The current proposals are being brought forward in this context, to upgrade the exterior of the building and its setting. The Applicant specifically advises that their intention is to make the building appear contemporary, international, cosmopolitan and welcoming. The proposals that require planning approval are specifically the external alterations and the erection of four flag poles.

EXTERNAL ALTERATIONS

The proposed external alterations to the building with respect to fenestration are an improvement upon the existing appearance in helping to restore a vertical emphasis. If the frames and detailing were finished in dark colours as indicated, this would be entirely beneficial in terms of the character and appearance of the building.

The proposed reinstatement of a sun dial in place of a clock-face raises no particular concerns in terms of what has been indicated, but the detail would be appropriately provided for prior approval since some recessed detail appears to be indicated but not described. This matter is capable of being addressed by planning condition.

Given the presence of render on the existing building, the proposed extension of this finish does not raise any concerns in principle. However, the proposed colour, 'Arran' - described as a yellow or off-white colour on the photomontage - would not be sensitive either to the character of the building which is still discernibly a stone-built church building or to the appearance of surrounding properties, which are all much darker and organic stone colours. A white, bright yellow or off-white would be liable to appear notably out-of-place in this context; particularly given the prominence of this siting; and a darker stone colour for the render would be sought. The Applicant has advised that they have no particular concerns with this matter being addressed by planning condition, which would certainly allow for this concern to be appropriately regulated in the event of the proposal being considered to be otherwise acceptable. However, since it is considered that this specific proposed colour, Arran, would not be acceptable, any planning condition requiring prior approval, would appropriately include reference to an informative, advising that account should be taken of the concern that an organic colour of render be used instead of a white, off-white or bright yellow colour (such as that indicated on the supporting details).

The proposed name above the main doorway raises no concerns, largely in being visually, only a small element, but it would appear to have an unnecessarily intricate form, that might have been more appropriately simplified. It would be reasonable to require the prior agreement of the darker infill material or panels at first floor level, to ensure an appropriate appearance.

FLAGPOLES

Minimal information has been presented to describe the proposed four flagpoles. These are described only within photomontages on which they are identified as being aluminium, and appear to be a white or light colour. No advice is given as to the proposed height, but they are shown to be of equal height overtopping

existing lamp-posts by around 1m, which suggests that they would be in the order of 8m or 9m in height. In the event of approval, these details could be appropriately regulated by planning condition. However, it is considered that the impacts of the proposal, and the justification for the principle of flag poles being sited in this location at all, require further consideration.

The Applicant has provided detailed background on their reason for seeking to fly flags, which it has explicitly advised would not be advertisements, but rather, national and international flags. The Applicant advises that it seeks to fly these for broadly equivalent reasons to those identified in supporting reports presented to the last main meeting of Scottish Borders Council, when the latter considered its flag flying protocol, including the proposed erection of new free-standing flagpoles.

It is not considered that the Applicant's concern to fly flags relative to their smaller private office development, is reasonably commensurate with the display of flags at the regional headquarters of a Local Authority. A private firm or private development is self-evidently not charged with the same roles and responsibilities as local government to represent the local community in the widest sense, and reflect the sensibilities of that community. It is appreciated that the Applicant has long-standing ties with the local area and has a particular concern to represent the local community, support local events and strengthen international ties, but it is ultimately self-appointed in these roles. Its advice that it requires the flagpoles in order to fulfil equality duties and promote inclusion in the same way as the Council, appears to be an over-statement of the position. At least, it is not accepted that the Applicant has any formal or informal need, let alone any statutory requirement, that would, and could, only appropriately be met by the installation of flag poles at the site for the purpose of flying civic, national and/or international flags.

More understandably, the Applicant has advised that it considers the flags to be integral to the image it seeks to present of the redevelopment of the site, as a contemporary, international, cosmopolitan and welcoming business venue and office accommodation. However, the aforementioned desire to rebrand the building, does not in itself reasonably outweigh any need in planning terms, to consider the specific impacts of the proposed flagpoles upon the environment and amenity of the site and the surrounding area.

While business premises, particularly those with international interests, may be accompanied by flags, the flying of flags is not in itself synonymous with the creation of a contemporary, international, cosmopolitan and welcoming environment. Flags may be flown within a wide variety of contexts; while equally well, the type of environment the Applicant wishes to establish is not self-evidently solely dependent upon the erection of flagpoles for its achievement. In this particular context, the proposal is that the flags are erected in front of a building that is still reasonably interpretable as a former church, rather than in relation to a purpose-built office building. The erection of flagpoles in this context (particularly if they were to be as high and dominant as the photomontage indicates) would be liable to give the development an ambivalent appearance, which would more likely be read as a civic or institutional context, rather than interpreted as denoting a private office development or conference centre.

The unusualness of this appearance would be highlighted further, firstly, by the prominence of this elevation within views from the public realm at a junction and on a gateway approach to Melrose's town centre, making this appearance highly visible in itself. Secondly, and with regard to setting, the application site is not in fact within a central location, but lies on the approach to, rather than within, the town centre. Its appearance within an outlying and predominantly residential area, would be somewhat remarkable in itself, and arguably at odds with its surroundings. At least the appearance of flags at this prominent, outlying location relative to the town centre, would arguably be as likely, if not more likely, to denote the setting of a hotel, rather than an office or conference centre, thereby further confusing, rather than clarifying, the character of the development. Taking account of these specific circumstances, the erection of flags on this site would not clarify the function of the building or reinforce any coherent new character. On the contrary, it would instead, be liable to confuse the character of a highly visible and prominently located site, on the approach to the Conservation Area and town centre at Melrose.

There is furthermore, a lack of space at the front of the building for any display of flags and particularly any of the height proposed. Rather than being displayed on a large and spacious forecourt or apron, the flags would instead be accommodated in relatively close proximity to both the building and the public pavement. If these flagpoles were to be any height at all (and certainly if they were indeed to be higher than the lamp-posts as is currently indicated), then they would be liable to appear out-of-scale with, as well as out-of-place relative to, their surroundings. Beyond this impact however, the flag poles would at any height, contribute to a sense of unnecessary clutter next to a prominent and highly visible junction. A simpler, more open outlook

to the front, would be visually more appropriate, and more in-keeping with the character of the building and surrounding area. The introduction of an array of four flagpoles would be liable to appear somewhat over-stated relative to the building's modest setting.

All in all, the proposed flagpoles would be over-dominant, relative to the principal elevation of a building with a relatively modest setting, which is nonetheless prominently located and clearly visible from the public realm, including from the surrounding road network, and, moreover, prominently located within a 'gateway' approach to the Conservation Area and town centre at Melrose. Flagpoles are not in keeping either with the predominantly traditional and ecclesiastical character of the building, or with the predominantly traditional and residential character of surrounding buildings. The erection of flagpoles, even in isolation from the other proposals, would give the building, currently in office use, a very ambivalent character, and would appear significantly out-of-place within, and also out-of-scale with, their surroundings.

With respect to the latter point, the Applicant has offered to reduce the height of the flagpoles to an unspecified but lower height. A substantial reduction in height of the flagpoles would obviously have some potential to improve the visual impacts upon the amenity and environment of the surrounding area by making these at least slightly less prominent visually. However, it is not considered that a reduction is sufficient in itself to address the above noted concerns. For clarity, the objection here is to the principle of flagpoles being erected at all, rather than to the specific height of flagpoles that the supporting details indicate.

PRIORWOOD

The Applicant wishes account to be taken of the fact that it currently flies flags at its own headquarters building at Priorwood. It envisages that the proposed flagpoles would be used in broadly an equivalent way to these existing flagpoles. The latter, it advises, are used to promote local events, and/or to respect, and raise awareness amongst the local community of, national and international celebrations and commemorations.

Three flagpoles were approved at Priorwood in 2002, as the subject of an Advertisement Consent 02/00636/ADV, which took explicit account of the fact that the Applicant wished to fly national and international flags as opposed to advertisements. These flagpoles are located at the entrance to the Applicant's site at Priorwood. However, not only are these existing flagpoles smaller and offset, so as to be less prominent than the proposed would be in relation to its site, but the site itself at Priorwood is altogether less prominently located within Melrose than the application site.

Notwithstanding that the Applicant's concern to fly flags at their existing premises has previously been supported, it is not considered that this is reasonably an equivalent context to the current proposal. Priorwood is a more appropriate opportunity to accommodate flags than the application site by virtue of it being less substantially prominent than the application site.

It is not considered that the previous approval in relation to Priorwood has set, or has established, any precedent for the current proposal which is reasonably considered on its own planning merits.

OTHER CONSIDERATIONS

Although the Applicant has not applied for a change of use relative to the subject building, in the event of approval, an informative would need to advise that any proposal to accommodate conference facilities, or a wellbeing centre, would need to be discussed with the Planning Authority in case either or both of these proposals were to require to be made the subject of a planning application. Too little information has been provided, but both are potentially uses that would not be covered under use Class 4.

While the objectors raise concerns with respect to potential road safety concerns, the Roads Planning Section has no objections.

The proposed alterations to the exterior of the building raise no residential amenity concerns for surrounding dwellings. Although it is understood from verbal advice from Environmental Health to be extremely unlikely, it is nonetheless not inconceivable that the flags might have potential for causing disturbance to surrounding residential properties, due to noise nuisance impacts in windier conditions. The point is therefore not in itself

objectionable, but an informative would in the event of approval, be appropriately included to advise of the potential risk.

CONCLUSION

Notwithstanding some concerns about specific details, all matters relating to the proposed external alterations are ultimately capable of being regulated by planning conditions. However, the erection of flagpoles is considered to be objectionable in principle, since these are not compatible with, or respectful of, the character of the surrounding area and neighbouring built form, and as a consequence of its location adjacent to the Conservation Area, would have an unacceptable adverse impact upon the character and appearance of the Conservation Area.

Although the external alterations were capable of approval (subject to conditions) the flagpoles are part of the application, and have been maintained as such by the Applicant. Accordingly the application can only be refused in its entirety.

REASON FOR DECISION :

The proposed development is contrary to Adopted Local Plan Policy G1, in that the erection of the four no flagpoles, would not be compatible with, or respectful of, the character of the surrounding area and neighbouring built form.

The proposed development is contrary to Adopted Local Plan Policy BE4 in that the erection of the four no flagpoles would have an unacceptable adverse impact upon the character and appearance of the Conservation Area as a consequence of the unusual character of this aspect of the development; its siting immediately adjacent to the Conservation Area; and the high visibility of the site, which would mean that the aforementioned impacts would go unmitigated.

Recommendation: Refused

- 1 The proposed development is contrary to Adopted Local Plan Policy G1, in that the erection of the four no flagpoles, would not be compatible with, or respectful of, the character of the surrounding area and neighbouring built form.
- 2 The proposed development is contrary to Adopted Local Plan Policy BE4 in that the erection of the four no flagpoles would have an unacceptable adverse impact upon the character and appearance of the Conservation Area as a consequence of the unusual character of this aspect of the development; its siting immediately adjacent to the Conservation Area; and the high visibility of the site, which would mean that the aforementioned impacts would go unmitigated.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.



Document 7

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference: 15/00504/FUL

To: Rural Renaissance Ltd per Camerons Ltd Per Gavin Yuill 1 Wilderhaugh Galashiels Scottish Borders TD1 1QJ

With reference to your application validated on **19th May 2015** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : External alterations and erection of 4 No flagpoles

at: Office West Grove Waverley Road Melrose Scottish Borders TD6 9SL

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s)** stated on the attached schedule.

**Dated 14th July 2015
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Service Director Regulatory Services



APPLICATION REFERENCE: 15/00504/FUL**Schedule of Plans and Drawings Refused:**

| Plan Ref | Plan Type | Plan Status |
|-----------------|------------------|--------------------|
| 9208.1.01 | Location Plan | Refused |
| 9208.1.02 | Floor Plans | Refused |
| 9208.1.04 SIDE | Elevations | Refused |
| 9208.1.03 FRONT | Elevations | Refused |

REASON FOR REFUSAL

- 1 The proposed development is contrary to Adopted Local Plan Policy G1, in that the erection of the four no flagpoles, would not be compatible with, or respectful of, the character of the surrounding area and neighbouring built form.
- 2 The proposed development is contrary to Adopted Local Plan Policy BE4 in that the erection of the four no flagpoles would have an unacceptable adverse impact upon the character and appearance of the Conservation Area as a consequence of the unusual character of this aspect of the development; its siting immediately adjacent to the Conservation Area; and the high visibility of the site, which would mean that the aforementioned impacts would go unmitigated.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.



Document 8

From: Michael Crawford
Sent: 07 July 2015 11:35
To: Herkes, Stuart
Cc:
Subject: West Grove 15/00504/FUL, flag poles

Stuart,

I understand that they are currently two points of dispute which require resolution in order for this application to be approved under delegated powers.

- **Colour of the external render:-** we are content that this is dealt with post approval, as a condition, when we are able to produce sample colours, rather than rely on the computer generated image.
- **Flag poles:- These are an essential part of our proposals for this development.**

Background:-

My pension fund acquired the former NHS offices on 1st July, our plans are to market the offices for commercial lettings. The main building as offices and conference facilities and the rear as a wellness centre. Most other bidders, I understand, we proposing to develop the site for flats.

For this to be successful the building internal and externally must support the marketing strategy. The building must be appear contemporary, international, cosmopolitan and welcoming.

We request that you consider the following prior to finalising your recommendation:-

1. Flying of flags at West Grove compliments and supports the positive aspects of SBC's recent decision on flags:-

A report to councillors said: "This option allows Scottish Borders Council to actively and openly demonstrate its commitment to equality, to celebrate the diversity within our community and promote inclusion "

Councillors agreed to implement the policy and erect three flagpoles at a meeting of the full council on Thursday.

All modern business organisations must be inclusive and flying flags helps us to promote this policy, the removal of these flags would inhibit this.

SBC report supports this argument.

"However, this option may inhibit Scottish Borders Council's ability to actively demonstrate the two other elements of its equality duties (to promote equality of opportunity and to foster good relations) in relation to flag flying."

2. Promotes Melrose and reflects positively on its community:-
We have been flying flags at our Priorwood Offices for a number of years. Initially just recognising the national days of countries within the UK, more recently we have expanded this to include a number of countries around the globe that we have a connection with. This has proved very popular.

Our welcome for the visiting teams at this year's Melrose 7s was retweeted by North Western University (South Africa) to their 10,600 followers. Not only did this promote Melrose and the Scottish Borders to an international audience, but promoted discussion within the town – as do most of our flags. Many people have told us they look to the Crawford's flags to see which national holiday it is! We share photographs of our flags on Facebook to enhance their reach. Our posts have a large, worldwide audience; one of our posts reached 3400 people, of which 1600 interacted with the post. This promotes the Borders – as a place to live, visit and do business .

J.S. Crawford 3rd Generation Limited
Published by J.S. Crawford 3rd Generation Limited · 7 April 2019 · 47

The flags are up to welcome the Sevens teams from North West University (RSA) and Germany, who arrive this week for the Melrose Sevens. Good luck in the tournament on Saturday. we look forward to watching you play



533 people reached

Boost Post

Like Comment Share

J.S. Crawford 3rd Generation Limited
Published by J.S. Crawford 3rd Generation Limited · 28 November 18 · 47

To all our Kiwi friends and customers - happy Waitangi Day! (It's celebrated as our flag raiser was on holiday on Friday!)



152 people reached

Boost Post

Melrose is a cosmopolitan community with visitors and residents hailing from all across the globe. These flags generate the welcoming and inclusive image.

The flags are removed and raised every day and never has there been an incident of vandalism. They do not interfere with any views or pose any threat to the community, but contribute to the surroundings.

3. Economic benefits to Melrose:-

When occupied by the NHS over sixty people worked there, this generated additional economic activity within Melrose. At present the building is empty, and will remain until we can complete the refurbishment and successfully market it. We do not expect to be able to secure a single tenant, as is the nature of the commercial property market in the Borders, instead we will need to attract many smaller companies on short flexible terms. To do this we must create the necessary ambiance, the flags will support this.

4 Flags are commonly found in conservation areas, and are not limited to public or government buildings – banks, hotels and offices fly flags.

5 We will not fly advertising banners from these poles, and as you have stated, this would require separate consent.

6 There were only three objections.

As a concession we can reduce the height of the poles.

We hope you will appreciate the positive impact these flags will have on this important development and the town of Melrose, and your department will be able to support the flags inclusion.

Best Regards

Michael Crawford

Michael J. Crawford BSc. MSc. MCIQB, MAPM

J.S Crawford 3rd Generation Ltd

Priorwood

Melrose

TD6 9EG

Good Morning

Application Ref 15/00504/FUL

Rural Renaissance
Office West Grove
Waverley Road
Melrose
TD6 9SL

External alterations and erection of 4 No flagpoles

**Melrose & District Community Council support the external changes and improvements proposed for this building
But have a concern regarding the flagpoles in this primarily residential area may be out of place**

Regards

Robin Chisholm for Melrose & District Community Council



Document 9

Flag

From Wikipedia, the free encyclopedia

Jump to: [navigation](#), [search](#)

For other uses, see [Flag \(disambiguation\)](#).



ASEAN members' national flags in Jakarta



Setting up a flag could also possess the meaning of conquering something. [Jaan Künnap](#) with the [flag of Estonia](#) in the top of [Lenin Peak](#) (7134 m) in 1989.

A **flag** is a piece of fabric (most often rectangular or quadrilateral) with a distinctive design that is used as a symbol, as a signaling device, or as decoration. The term *flag* is also used to refer to the [graphic design](#) employed, and flags have since evolved into a general tool for rudimentary signalling and identification, especially in environments where communication is similarly challenging (such as the maritime environment where [semaphore](#) is used). National flags are potent patriotic symbols with varied wide-ranging interpretations, often including strong military associations due to their original and ongoing military uses. Flags are also used in messaging, [advertising](#), or for other decorative purposes. The study of flags is known as [vexillology](#), from the [Latin](#) word *vexillum*, meaning flag or [banner](#).

Due to the use of flags by military units, "flag" is also used as the name of some military units. A flag (Arabic: [لواء](#)) is equivalent to a [brigade](#) in Arab countries, and in Spain, a flag (Spanish: *bandera*) is a [battalion](#)-equivalent in the [Spanish Legion](#).

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History[edit]

Further information: [Vexilloid](#), [Heraldic flag](#) and [Royal Standard](#)



This section **relies largely or entirely upon a [single source](#)**. Relevant discussion may be found on the [talk page](#). Please help [improve this article](#) by introducing [citations](#) to additional sources. *(May 2014)*



Bronze flag found in Iran, 3rd millennium BC

In antiquity, field signs or standards were used in warfare that can be categorized as vexilloid or "flag-like". Examples include the Sassanid battle standard Derafsh Kaviani, and the standards of the Roman legions such as the eagle of Augustus Caesar's Xth legion, or the dragon standard of the Sarmatians; the latter was let fly freely in the wind, carried by a horseman, but judging from depictions it was more similar to an elongated dragon kite than to a simple flag.

During the High Middle Ages flags came to be used primarily as a heraldic device in battle, allowing more easily to identify a knight than only from the heraldic device painted on the shield. Already during the high medieval period, and increasingly during the Late Middle Ages, city states and communes such as those of the Old Swiss Confederacy also began to use flags as field signs. Regimental flags for individual units became commonplace during the Early Modern period.



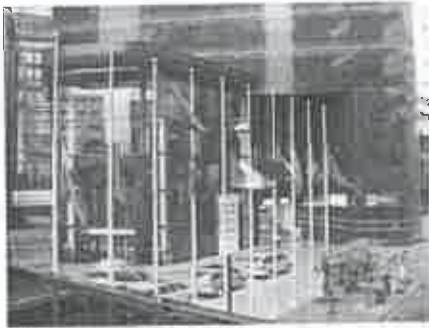
Sujagi of Eo Jae-yeon, captured in 1871

During the peak of the age of sail, beginning in the early 17th century, it was customary (and later a legal requirement) for ships to carry flags designating their nationality;^[1] these flags eventually evolved into the national flags and maritime flags of today. Flags also became the preferred means of communications at sea, resulting in various systems of flag signals; *see*, International maritime signal flags.

Use of flags outside of military or naval context begins only with the rise of nationalist sentiment by the end of the 18th century; the earliest national flags date to that period, and during the 19th century it became common for every sovereign state to introduce a national flag.^[*citation needed*]

National flags[\[edit\]](#)

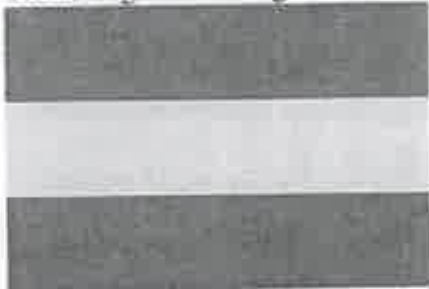
Main article: National flag



Flags at half-staff outside Central Plaza, Hong Kong, after the 2008 Sichuan Earthquake. The Flag of Saudi Arabia is exempted.



Tribal flags at Meeting Place Monument/Flag Plaza at the Oklahoma State Capitol.



The Flag of Ethiopia's colors inspired the colors of many African national flags.



The flag of the Arab Revolt of 1916 inspired the flags of many Arab states.

One of the most popular uses of a flag is to symbolize a nation or country. Some national flags have been particularly inspirational to other nations, countries, or subnational entities in the design of their own flags. Some prominent examples include:

- The flag of Denmark, the *Dannebrog*, is attested in 1478. It inspired the cross design of the other Nordic countries: Norway, Sweden, Finland, Iceland, and regional Scandinavian flags for the Faroe Islands, Åland, Scania and Bornholm, as well as flags for the non-Scandinavian Shetland and Orkney.^[2]
- The flag of the Netherlands is the oldest tricolour. Its three colors of red, white and blue go back to Charlemagne's time, the 9th century. The coastal region of what today is the Netherlands was then known for its cloth in these colors. Maps from the early

16th century already put flags in these colors next to this region, like Texeira's map of 1520. A century before that, during the 15th century, the three colors were mentioned as the coastal signals for this area, with the 3 bands straight or diagonal, single or doubled. As state flag it first appeared around 1572 as the Prince's Flag in orange–white–blue. Soon the more famous red–white–blue began appearing, becoming the prevalent version from around 1630. Orange made a come back during the civil war of the late 18th century, signifying the orangist or pro-stadtholder party. During WW2 the pro-nazi NSB used it, so using that version today would be the same as hoisting the red swastika flag. Any symbolism has been added later to the three colors, although the orange comes from the House of Orange-Nassau. Surprisingly, this use of orange comes from Nassau, which today uses orange-blue, not from Orange, which today uses red-blue. However, the usual way to show the link with the House of Orange-Nassau is the orange pennant above the red-white-blue.

It's said that the Dutch Tricolor has inspired^[citation needed] many flags but most notably those of Russia, New York City, and South Africa (the 1928–94 flag as well the current flag). As the probable inspiration for the Russian flag, it is the source too for the Pan-Slavic colors red, white and blue, adopted by many Slavic states and peoples as their symbols. Examples: Slovakia, Serbia, and Slovenia.

- The national flag of France was designed in 1794. As a forerunner of revolution, France's tricolour flag style has been adopted by other nations. Examples: Italy, Costa Rica, Dominican Republic, Ireland, Haiti, Romania, Mexico, etc.
- The Union Flag (Union Jack) of the United Kingdom is the most commonly used. British colonies typically flew a flag based on one of the ensigns based on this flag, and many former colonies have retained the design to acknowledge their cultural history. Examples: Australia, Fiji, New Zealand, Tuvalu, and also the Canadian provinces of Manitoba, Ontario and British Columbia, and the American state of Hawaii; see *commons:Flags based on British ensigns*.
- The flag of the United States, also nicknamed *The Stars and Stripes* or *Old Glory*. Some nations imitated this flag so as to symbolize their similarity to the United States and/or the American Revolution. Examples: Liberia, Chile, Uruguay^[citation needed], Taiwan (ROC), Malaysia and the French region of Brittany.
- The original tricolor Flag of Iran, the source for the Pan-Iranian colors green, white and red adopted by many Indo-Iranian or Aryan states and peoples as their symbols. Examples: Tajikistan, Kurdistan, Republic of Ararat, Talysh-Mughan.
- Ethiopia was seen as a model by emerging African states of the 1950s and 1960s, as it was one of the oldest independent states in Africa. Accordingly, its flag became the source of the Pan-African colors, or "Rasta colors". Examples: Benin, Togo, Senegal, Ghana, Mali, Guinea.
- The flag of Turkey, which is very similar to last flag of the old Ottoman Empire, has been an inspiration for the flag designs of many other Muslim nations. During the time of the Ottomans the crescent began to be associated with Islam and this is reflected on the flags of Algeria, Azerbaijan, Comoros, Libya, Mauritania, Pakistan and Tunisia.
- The Pan-Arab colors, green, white, red and black, are derived from the flag of the Great Arab Revolt as seen on the flags of Jordan, Libya, Kuwait, Sudan, Syria, the United Arab Emirates, Western Sahara, Egypt, Iraq, Yemen and Palestine.
- The Soviet flag, with its golden symbols of the hammer and sickle on a red field, was an inspiration to flags of other communist states, such as East Germany, People's Republic of China, Vietnam, Angola, Afghanistan (1978–1980) and Mozambique.

- The flag of Venezuela, created by Francisco de Miranda to represent the independence movement in Venezuela that later gave birth to the "Gran Colombia", inspired the flags of Colombia and Ecuador, both sharing three bands of yellow, blue and red with the flag of Venezuela.
- The flag of Argentina, created by Manuel Belgrano during the war of independence, was the inspiration for the United Provinces of Central America's flag, which in turn was the origin for the flags of Guatemala, Honduras, El Salvador, and Nicaragua.
- Flags of Native American nations in the United States are common and many tribes have chosen a flag as their symbol of choice.

National flag designs are often used to signify nationality in other forms, such as flag patches.

Civil flags[[edit](#)]

Main article: [Civil flag](#)

A *civil flag* is a version of the national flag that is flown by civilians on non-government installations or craft. The use of civil flags was more common in the past, in order to denote buildings or ships that were not manned by the military. In some countries the civil flag is the same as the war flag or state flag, but without the coat of arms, such as in the case of Spain, and in others it's an alteration of the war flag.

War flags[[edit](#)]

Main articles: [War flag](#) and [Colours, standards and guidons](#)



Standing for the UK's Royal Air Force, the Ensign of the RAF displays the RAF roundel.

Several countries (including the United Kingdom and the Soviet Union) have had unique flags flown by their armed forces, rather than the national flag.

Other countries' armed forces (such as those of the United States or Switzerland) use their standard national flag. The Philippines' armed forces may use their standard national flag, but during times of war the flag is turned upside down. Bulgaria's flag is also turned upside down during times of war. These are also considered war flags, though the terminology only applies to the flag's military usage.

Large versions of the war flag flown on the warships of countries' navies are known as battle ensigns. In war waving a white flag is a banner of truce or surrender.

Four distinctive African flags currently in the collection of the National Maritime Museum in Britain were flown in action by Itsekiri ships under the control of Nana Olomu during conflict in the late 19th century. One is the flag generally known as the Benin flag and one is referred to as Nana Olomu's flag.^[3]

International flags[edit]

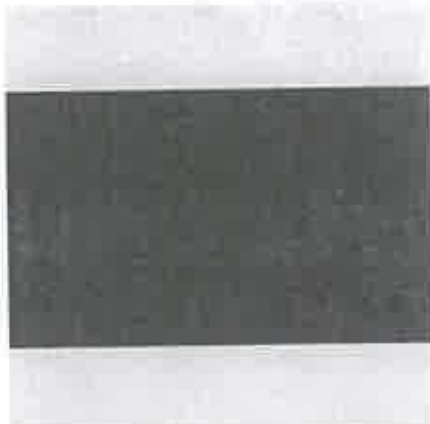
Among international flags are the Flag of the United Nations, the Olympic flag, and the Paralympic flag.



The Flag of the United Nations

At sea[edit]

Main article: Maritime flag



The international maritime signal flag *Delta* (letter *D*)

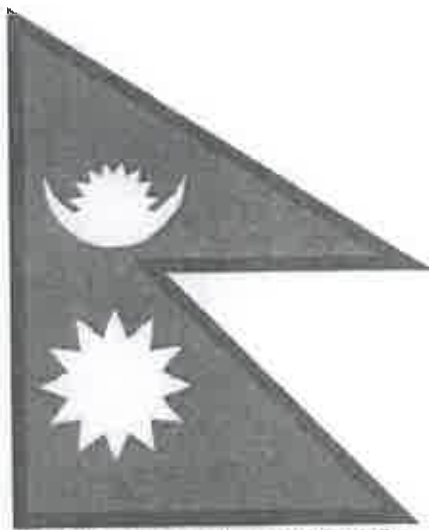
Flags are particularly important at sea, where they can mean the difference between life and death, and consequently where the rules and regulations for the flying of flags are strictly enforced. A national flag flown at sea is known as an ensign. A courteous, peaceable merchant ship or yacht customarily flies its ensign (in the usual ensign position), together with the flag of whatever nation it is currently visiting at the mast (known as a courtesy flag). To fly one's ensign alone in foreign waters, a foreign port or in the face of a foreign warship traditionally indicates a willingness to fight, with cannon, for the right to do so. As of 2009, this custom is still taken seriously by many naval and port authorities and is readily enforced in many parts of the world by boarding, confiscation and other civil penalties.

In some countries yacht ensigns are different from merchant ensigns in order to signal that the yacht is not carrying cargo that requires a customs declaration. Carrying commercial cargo on a boat with a yacht ensign is deemed to be smuggling in many jurisdictions. There is a system of international maritime signal flags for numerals and letters of the alphabet. Each flag or pennant has a specific meaning when flown individually. As well, semaphore flags can be used to communicate on an *ad hoc* basis from ship to ship over short distances.

Traditionally, a vessel flying under the courtesy flag of a specific nation, regardless of the vessel's country of registry, is considered to be operating under the law of her 'host' nation.

Another category of maritime flag flown by some United States Government ships is the distinguishing mark. Although the United States Coast Guard has its own service ensign, all other U.S. Government ships fly the national ensign their service ensign, following United States Navy practice. To distinguish themselves from ships of the Navy, such ships historically have flown their parent organization's flag from a forward mast as a distinguishing mark. Today, for example, commissioned ships of the National Oceanic and Atmospheric Administration (NOAA) fly the NOAA flag as a distinguishing mark.

Shapes and designs[edit]



The flag of Nepal, a national flag that is not rectangular



The flag of Kiribati, a banner of arms



Flags are usually rectangular in shape (often in the ratio 2:3, 1:2, or 3:5), but may be of any shape or size that is practical for flying, including square, triangular, or swallow tailed. A more unusual flag shape is that of the flag of Nepal, which is in the shape of two stacked triangles. Other unusual flag shapes include the flag of Ohio and the flag of Tampa.

Many flags are dyed through and through to be inexpensive to manufacture, such that the reverse side is the mirror image of the obverse (front) side, generally the side displayed when the flag is flying from the observer's point of view from left, the side of the pole, to right. This presents two possibilities:

1. If the design is symmetrical in an axis parallel to the flag pole, obverse and reverse will be identical despite the mirror-reversal, such as the Indian Flag or Canadian Flag

2. If not, the obverse and reverse will present two variants of the same design, one with the hoist on the left (usually considered the obverse side, see flag illustrations), the other with the hoist on the right (usually considered the reverse side of the flag). This is very common and usually not disturbing if there is no text in the design. See also US reverse side flag.

Some complex flag designs are not intended for through and through implementation, requiring separate obverse and reverse sides if made correctly. In these cases there is a design element (usually text) which is not symmetric and should be read in the same direction, regardless of whether the hoist is to the viewer's left or right. These cases can be divided into two types:

1. The same (asymmetric) design may be duplicated on both sides. Such flags can be manufactured by creating two identical through and through flags and then sewing them back to back, though this can affect the resulting combination's responsiveness to the wind. Depictions of such flags may be marked with the symbol , indicating the reverse is congruent to (rather than a mirror image of) the obverse.
2. Rarely, the reverse design may differ, in whole or in part, from that of the obverse. Examples of flags whose reverse differs from the obverse include the flag of Paraguay, the flag of Oregon, and the historical flag of the Soviet Union. Depictions of such flags may be marked with the symbol .

Common designs on flags include crosses, stripes, and divisions of the surface, or *field*, into bands or quarters—patterns and principles mainly derived from heraldry. A heraldic coat of arms may also be flown as a banner of arms, as is done on both the state flag of Maryland and the flag of Kiribati.

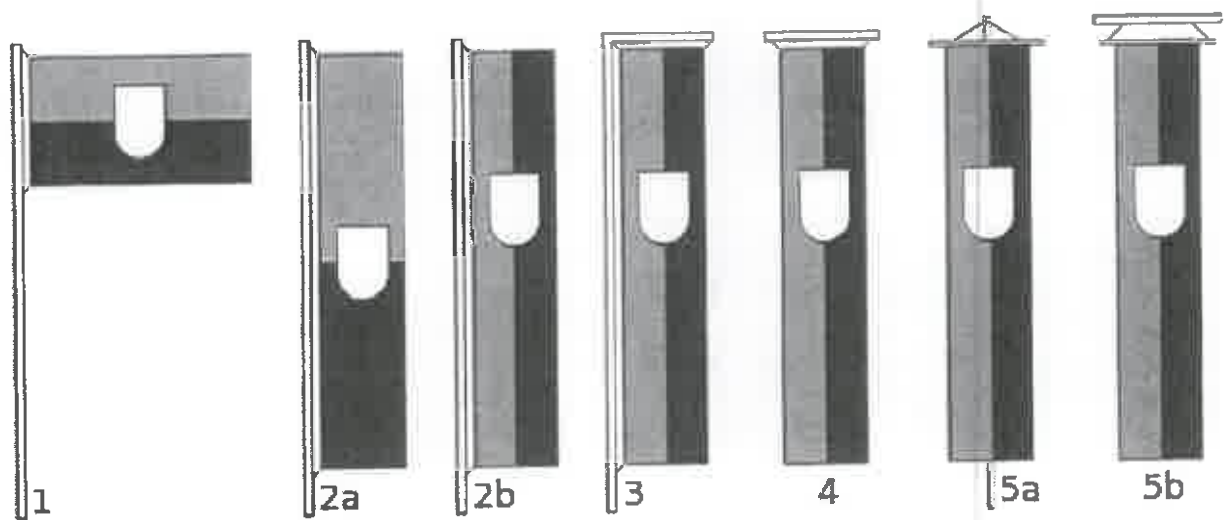
The *de jure* flag of Libya under Muammar Gaddafi, which consisted of a rectangular field of green, was for a long period the only national flag using a single color and no design or insignia. However, other historical states have also used flags without designs or insignia, such as the Soviet Republic of Hungary, whose flag was a plain field of red.

Colors are normally described with common names, such as "red", but may be further specified using colorimetry.

The largest flag flown from a flagpole worldwide, according to Guinness World Records, is the flag of Mexico flown in Piedras Negras, Mexico. This flag was about 2058 square meters.^[4] The largest flag ever made was the flag of Qatar; the flag, which measures at 101,978 square meters, was completed in December 2013 in Doha.^[5]

Vertical flags[\[edit\]](#)

Vertical flags are sometimes used in lieu of the standard horizontal flag in central and eastern Europe, particularly in the German-speaking countries. This practice came about because the relatively brisk wind needed to display horizontal flags is not common in these countries.^[6]



The standard **horizontal flag** (no. 1 in the preceding illustration) is nonetheless the form most often used even in these countries.^[7]

The **vertical flag** (German: *Hochformatflagge* or *Knatterflagge*; no. 2) is a vertical form of the standard flag. The flag's design may remain unchanged (No. 2a) or it may change, e.g. by changing horizontal stripes to vertical ones (no. 2b). If the flag carries an emblem, it may remain centered or may be shifted slightly upwards.^{[6][8]}

The **vertical flag for hoisting from a beam** (German: *Auslegerflagge* or *Galgenflagge*; no. 3) is additionally attached to a horizontal beam, ensuring that it is fully displayed even if there is no wind.^{[6][9]}

The **vertical flag for hoisting from a horizontal pole** (German: *Hängeflagge*; no. 4) is hoisted from a horizontal pole, normally attached to a building. The topmost stripe on the horizontal version of the flag faces away from the building.^{[6][10]}

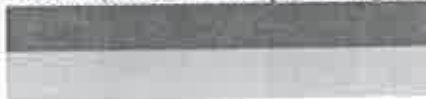
The **vertical flag for hoisting from a crossbar or banner** (German: *Bannerflagge*; no. 5) is firmly attached to a horizontal crossbar from which it is hoisted, either by a vertical pole (no. 5a) or a horizontal one (no. 5b). The topmost stripe on the horizontal version of the flag normally faces to the left.^{[6][11]}

Religious flags[[edit](#)]

See also: [Religion in national symbols](#)



Poland (Gorzów Wlkp.). Religious flag



Jain – Five-Colored Flag

Flags can play many different roles in religion. In Buddhism, prayer flags are used, usually in sets of five differently colored flags. Many national flags and other flags include religious symbols such as the cross, the crescent, or a reference to a patron saint. Flags are also adopted by religious groups and flags such as the Jain flag and the Christian flag are used to represent a whole religion.

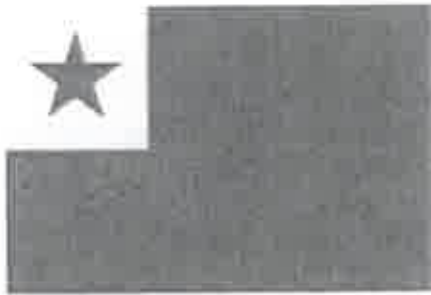
Linguistic flags[[edit](#)]



Flag of La Francophonie



Flag of Hispanicity



Flag of Esperanto

As languages rarely have a flag designed to represent them,^[12] it is a common but unofficial practice to use national flags to identify them. The practice is deprecated^[13] because it is often considered insulting^[14] and because flags tend to evoke feelings other than the intended meaning. Examples of such use include:

- representing language skills of an individual, like a staff member of a company
- displaying available languages on a multilingual website or software.

Though this can be done in an uncontroversial manner in some cases, this can easily lead to some problems for certain languages:

- languages generating language dispute, such as Romanian and Moldavian which some consider two different languages; and
- languages spoken in more than one country, such as English or Arabic.

In this second case, common solutions include symbolising these languages by:

- the flag of the country where the language originated
- the flag of the country having the largest number of native speakers
- a mixed flag of the both (when this is not the same)
- the flag of the country most identified with that language in a specific region (e.g. Portuguese Language: Flag of Portugal in Europe and Flag of Brazil in South America). A Portugal-Brazil mixed flag, usually divided diagonally, is also a possibility.

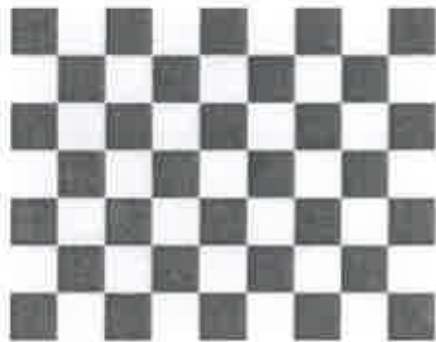
Thus, on the Internet, it is common to see the English language associated with the flag of the United Kingdom, or sometimes the flag of England, the flag of the United States or a U.S.-UK mixed flag, usually divided diagonally.

In sports[edit]

Because of their ease of signalling and identification, flags are often used in sports.

- In association football, linesmen carry small flags along the touch lines. They use the flags to indicate to the referee potential infringements of the laws, or who is entitled to possession of the ball that has gone out of the field of play, or, most famously, raising the flag to indicate an offside offence. Officials called *touch judges* use flags for similar purposes in both codes of rugby.

- In American and Canadian football, referees use penalty flags to indicate that a foul has been committed in game play. The phrase used for such an indication is *flag on the play*. The flag itself is a small, weighted handkerchief, tossed on the field at the approximate point of the infraction; the intent is usually to sort out the details after the current play from scrimmage has concluded. In American football, the flag is usually yellow; in Canadian football, it is usually orange. In the National Football League, coaches also use red challenge flags to indicate that they wish to contest a ruling on the field.
- In yacht racing, flags are used to communicate information from the race committee boat to the racers. Different flags hoisted from the committee boat may communicate a false start, changes in the course, a cancelled race, or other important information. Racing boats themselves may also use flags to symbolize a protest or distress. The flags are often part of the nautical alphabetic system of International maritime signal flags, in which 26 different flags designate the 26 letters of the Latin alphabet.



Flags flown at a car race

- In auto and motorcycle racing, racing flags are used to communicate with drivers. Most famously, a checkered flag of black and white squares indicates the end of the race, and victory for the leader. A yellow flag is used to indicate caution requiring slow speed and a red flag requires racers to stop immediately. A black flag is used to indicate penalties.

Main article: Racing flags

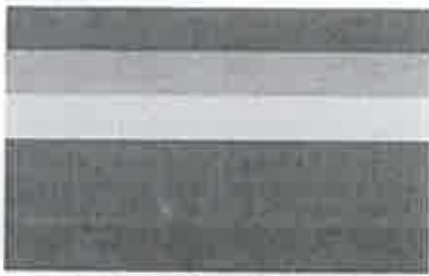
- In addition, fans of almost all sports wave flags in the stands to indicate their support for the participants. Many sports teams have their own flags, and, in individual sports, fans will indicate their support for a player by waving the flag of his or her home country.
- Capture the flag is a popular children's sport.
- In Gaelic football and Hurling a green flag is used to indicate a goal while a white flag is used to indicate a point
- In Australian rules football, the goal umpire will wave two flags to indicate a goal (worth six points) and a single flag to indicate a behind (worth one point).
- For safety, dive flags indicate the locations of underwater scuba divers or that diving operations are being conducted in the vicinity.
- In water sports such as Wakeboarding and Water-Skiing, an orange flag is held in between runs to indicate someone is in the water.
- In golf, the hole is marked with a flag. The flagpole is designed to fit centered within the base of the hole and is removable. Many courses will use color-coded flags to

- determine a hole location at the front, middle or rear of the green. However color-coded flags are not used in the professional tours.
- Flag poles with flags of all shapes and sizes are used by marching bands, drum corps, and winter guard teams use flags as a method of visual enhancement in performances.

Diplomatic flags[[edit](#)]

Some countries use diplomatic flags, such as the [United Kingdom](#)^{([image of the Embassy flag](#))} and the [Kingdom of Thailand](#)^{([image of the Embassy flag](#))}

In politics[[edit](#)]



The [Rainbow flag](#) of the [LGBT](#) social movement. Similar flags are used in Europe to support pacifism and in Peru and Bolivia to represent the indigenous peoples of the Andes.

Social and political movements have adopted flags, to increase their visibility and as a unifying symbol.

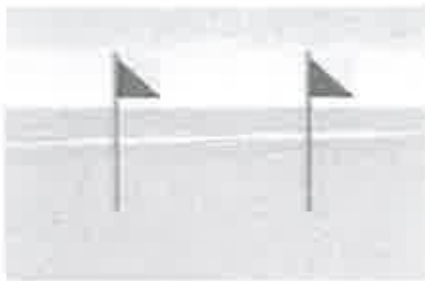
The [socialist](#) movement uses [red flags](#) to represent their cause. The [anarchist](#) movement has a variety of different flags, but the primary flag associated with them is the [black flag](#). In the [Spanish civil war](#), the anarchists used the red-and-black bisected flag. In the 20th century, the [rainbow flag](#) was adopted as a symbol of the [LGBT social movements](#). [Bisexual](#) and [transgender pride flags](#) were later designed, in an attempt to emulate the rainbow flag's success.

Some of these political flags have become national flags, such as the red flag of the [Soviet Union](#) and national socialist banners for [Nazi Germany](#). The present [Flag of Portugal](#) is based on what had been the political flag of the Portuguese Republican Party previous to the [5 October 1910 revolution](#) which brought this party to power.

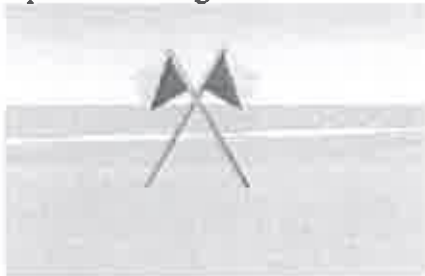
Vehicle flags[[edit](#)]

Flags are often representative of an individual's affinity or allegiance to a country, team or business and can be presented in various ways. A popular trend that has surfaced revolves around the idea of the 'mobile' flag in which an individual displays their particular flag of choice on their vehicle. These items are commonly referred to as car flags and are usually manufactured from high strength polyester material and are attached to a vehicle via a polypropylene pole and clip window attachment.

Swimming flags[[edit](#)]



Open swimming area



Closed swimming area

In Australia, Canada, New Zealand, the Philippines, and the United Kingdom a pair of red/yellow flags is used to mark the limits of the bathing area on a beach, usually guarded by surf lifesavers. If the beach is closed, the poles of the flags are crossed. The flags are colored with a red triangle and a yellow triangle making a rectangular flag, or a red rectangle over a yellow rectangle. On many Australian beaches there is a slight variation with beach condition signaling. A red flag signifies a closed beach (in the UK also other dangers), yellow signifies strong current or difficult swimming conditions, and green represents a beach safe for general swimming. In Ireland, a red and yellow flag indicates that it is safe to swim; a red flag that it is unsafe; and no flag indicates that there are no lifeguards on duty. Blue flags may also be used away from the yellow-red lifesaver area to designate a zone for surfboarding and other small, non-motorised watercraft.

Reasons for closing the beach include:

- dangerous rip
- hurricane warning
- no lifeguards in attendance
- overpolluted water
- sharks
- tsunami
- waves too strong

A surf flag exists, divided into four quadrants. The top left and bottom right quadrants are black, and the remaining area is white.

Signal flag "India" (a black circle on a yellow square) is frequently used to denote a "blackball" zone where surfboards cannot be used but other water activities are permitted.

Railway flags[[edit](#)]

Railways use a number of colored flags. When used as wayside signals they usually use the following meanings (exact meanings are set by the individual railroad company):

- red = stop
- yellow = proceed with care
- green or white = proceed.
- a flag of any color waved vigorously means stop
- a blue flag on the side of a locomotive means that it should not be moved because someone is working on it (or on the train attached to it). A blue flag on a track means that nothing on that track should be moved. The flag can only be removed by the person or group that placed it. In the railway dominated steel industry this principle of "blue flag and tag" was extended to all operations at Bethlehem Steel, Lackawanna, NY. If a man went inside a large machine or worked on an electrical circuit for example, his blue flag and tag was sacrosanct.^[15] The "Lock Out/Tag Out" practice is similar and now used in other industries to comply with safety regulations.

At night, the flags are replaced with lanterns showing the same colors.

Flags displayed on the front of a moving locomotive are an acceptable replacement for classification lights and usually have the following meanings (exact meanings are set by the individual railroad company):

- white = extra (not on the timetable)
- green = another section following
- red = last section

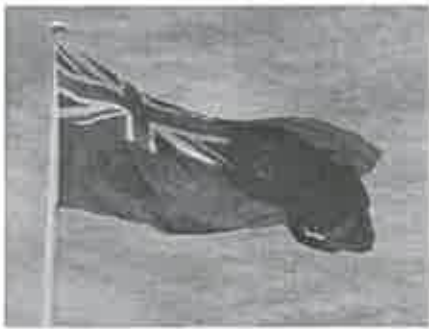
Additionally, a railroad brakeman will typically carry a red flag to make his or her hand signals more visible to the engineer. Railway signals are a development of railway flags.^[16]

Flagpoles[[edit](#)]

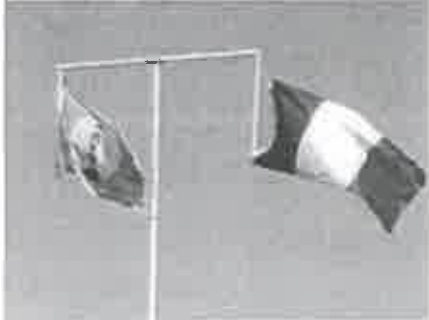
"Flagpole" redirects here. For the magazine, see Flagpole Magazine.



Flagpole of modest size, with simple truck



Large flagpole, showing structured truck (New Zealand)



New Caledonia has two official flags, flown here in Nouméa, the capital city, on a single flagpole with a crossbar.



Dwajasthambam (flagstaff) at Brihadeeswarar Temple, Thanjavur, Tamil Nadu, India.

A flagpole, flagmast, flagstaff, or staff can be a simple support made of wood or metal. If it is taller than can be easily reached to raise the flag, a cord is used, looping around a pulley at the top of the pole with the ends tied at the bottom. The flag is fixed to one lower end of the cord, and is then raised by pulling on the other end. The cord is then tightened and tied to the pole at the bottom. The pole is usually topped by a flat plate or ball called a "truck" (originally meant to keep a wooden pole from splitting) or a finial in a more complex shape. Very high flagpoles may require more complex support structures than a simple pole, such as a guyed mast.

Dwajasthambam are flagstaffs commons at the entrances of South Indian Hindu temples.^[12]

Record heights[[edit](#)]

Since 2011, the tallest free-standing flagpole in the world has been the Dushanbe Flagpole in Tajikistan,^[18] with a height of 165 m (541 ft), beating the formerly record holding National Flagpole in Azerbaijan (size: 162 m; 532 ft)^[19] and the North Korean flag at Kijōng-dong (size: 160 m; 525 ft).

The tallest flagpole in the United Kingdom from 1959 until 2013 stood in Kew Gardens. It was made from a Canadian Douglas-fir tree and was 68.5 m (225 ft) in height.^[20]

The current tallest flagpole in the United States (and the tallest containing an American flag) is a 400 feet (120 m) pole completed near Memorial Day 2014 and custom-made with a large 11 feet (3.4 m) base in concrete by wind turbine manufacturer Broadwind Energy, which is situated on the north side of the Acuity Insurance headquarters campus along Interstate 43 in Sheboygan, Wisconsin and is visible from Cedar Grove. The pole will hold a 220-pound flag for pleasant conditions and a thicker 350-pound flag for harsh weather.^[21] Acuity had made three separate attempts in the 2000s at the tallest flagpole which were all removed due to collapses or wind-swaying, following the example of a nearby Perkins location which had put up a flag visible on their property from the WI 28 exit.

Design[[edit](#)]

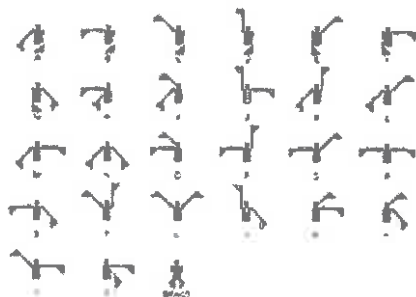
Flagpoles can be designed in one piece with a taper (typically a steel taper or a Greek entasis taper),^[22] or be made from multiple pieces to make them able to expand. In the United States, ANSI/NAAMM guide specification FP-1001-97 covers the engineering design of metal flagpoles to ensure safety.

Hoisting the flag[[edit](#)]

Hoisting the flag is the act of raising the flag on the flagpole. Raising or lowering flags, especially national flags, usually involves ceremonies and certain sets of rules, depending on the country, and usually involve the performance of a national anthem.

A flag-raising squad is a group of people, usually troops, cadets, or students, that marches in and brings the flags for the flag-hoisting ceremony. Flag-hoisting ceremonies involving flag-raising squads can be simple or elaborate, involving large numbers of squads. Elaborate flag-hoisting ceremonies are usually performed on national holidays.

Flags and communication[[edit](#)]



Semaphore signals for the letters of the English alphabet

Semaphore is a form of communication that utilizes flags. The signalling is performed by an individual using two flags (or lighted wands), the positions of the flags indicating a symbol. The person who holds the flags is known as the signalman. This form of communication is primarily used by naval signallers. This technique of signalling was adopted in the early 19th century and is still used in various forms today.

The colors of the flags can also be used to communicate. For example; a white flag means, among other things, surrender or peace, a red flag can be used as a warning signal, and a black flag can mean war, or determination to defeat enemies.

Orientation of a flag is also used for communication, though the practice is rarely used given modern communication systems. Raising a flag upside-down was indicative that the raising force controlled that particular area, but that it was in severe distress^[*citation needed*].

Flapping^[edit]



[Play media](#)

Video of U.S. Flag Flapping

When blown by the wind, flags are subject to wave-like motions that grow in amplitude along the length of the flag. This is sometimes ascribed to the flag pole giving vortex shedding, however flags that are held by lanyards also can be seen to flap.

Commercial Products^[edit]

Flags have been widely used on commercial products, such as T-shirts,^[23] mugs,^[24] baseball caps,^[25] earrings, and flashcards^[26] etc.

See also^[edit]

Lists and galleries of flags

- [Gallery of sovereign-state flags](#)
- [List of flag names](#)
- [Lists of flags](#)
- [Timeline of national flags](#)
- [Unofficial flags](#)

Notable flag-related topics

- [False flag](#)
- [Flag Day](#)
- [Flag desecration](#)
- [Flag etiquette](#)
- [Flag patch](#)
- [Flag semaphore](#)
- [Flag terminology](#)
- [Flag throwing](#)
- [Pledge of Allegiance](#)
- [Standard-bearer](#) (also enumerates various types of standards, both flag types and immobile ensigns)
- [Vexillology](#)

Miscellaneous

- [Flags of the World](#), an Internet-based vexillological association and resource
- [Petrosomatoglyph Symbols and prehistory](#)
- [Windsock](#)
 - [Koinobori](#)

References[edit]

1. [Jump up](#) ^ [Articles 90–94 of the UN Convention on the Law of the Sea](#)
2. [Jump up](#) ^ [National Flag](#) -The official website of Denmark. An earlier use of the white cross on red is attested by an armorial (Netherlands) of 1370-1386. In later monastic tradition, the Danneborg made its first, miraculous appearance at the Battle of Lyndanisse on 15 June 1219.
3. [Jump up](#) ^ [Rog.nmm.ac.uk](#)
4. [Jump up](#) ^ "Largest flag flown".
5. [Jump up](#) ^ "Qatar breaks record for world's largest flag". BBC. December 17, 2013. Retrieved December 17, 2013.
6. ^ [Jump up to:](#) "****" ["Flaggentypen"](#). German Vexillological Society (Deutsche Gesellschaft für Flaggenkunde e. V., DGF). Retrieved 20 February 2012.
7. [Jump up](#) ^ German Federal Ministry of the Interior: [Hissflagge](#), accessed 20 February 2012
8. [Jump up](#) ^ German Federal Ministry of the Interior: [Hochformatflagge](#), accessed 20 February 2012
9. [Jump up](#) ^ German Federal Ministry of the Interior: [Auslegerflagge](#), accessed 20 February 2012
10. [Jump up](#) ^ German Federal Ministry of the Interior: [Hängeflagge](#), accessed 20 February 2012
11. [Jump up](#) ^ German Federal Ministry of the Interior: [Hängeflagge](#), accessed 20 February 2012
12. [Jump up](#) ^ [Why you should not use a flag as a symbol of language](#)
13. [Jump up](#) ^ [W3C, Internationalization Best Practices](#)
14. [Jump up](#) ^ European Committee for Standardization, [European Culturally Specific ICT Requirements](#)
15. [Jump up](#) ^ [OSHRC.gov](#)
16. [Jump up](#) ^ Calvert, J.B. (2004-07-25). "Early Railway Signals". University of Denver. Retrieved 2007-10-07.
17. [Jump up](#) ^ Hildebeitel, Alf (1991). *The Cult of Draupadi. Volume 2: On Hindu Ritual and the Goddess*. University of Chicago Press. ISBN 0226340473. pp. 91-92.
18. [Jump up](#) ^ "Wer baut den hoechsten Fahnenmast". Asia Plus. September 9, 2008.
19. [Jump up](#) ^ "Flag of Azerbaijan". Telegraph.co.uk. July 3, 2008.
20. [Jump up](#) ^ "Kew Gardens Flagpole". Kew.org.
21. [Jump up](#) ^ Weyandt, Janet (25 May 2014). "High-flying: Up in time for Memorial Day. Acuity flag is world's tallest". *The Sheboygan Press*. Retrieved 26 May 2014.
22. [Jump up](#) ^ "Cone Tapered vs. Venetian Entasis Tapered". Lingo Flagpoles Inc. Archived from the original on 2005-02-28.
23. [Jump up](#) ^ [Ralph Lauren](#). Men's T-shirt with the flag of the U.S.
24. [Jump up](#) ^ [Imperial College Union](#). Imperial College Union Flag Mug
25. [Jump up](#) ^ [Buk Souvenirs](#). England Flag Baseball Cap

26. Jump up ^ Cardia Flashcards. Flag collections



Wikimedia Commons has media related to ***Flags***.



Wikidata has a property, ***P163***, for Flag (see uses)

- Australian Botany pages
- William G. Crampton; *The World of Flags*; Rand McNally; ISBN 0-528-83720-6 (hardcover, 1994).
- Samuel Finley Breese Morse
- *Ultimate Pocket Flags of the World*; Dorling Kindersley; ISBN 0-7894-2085-6; (1st American edition, hardcover, 1996).

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Lists of flags

- Master list
- Reference list

State-related

- Arab states
- Civil flag
- Country
- Date of Adoption
- Formerly independent
- Heads of state
- Historical flags
- State flag
- State flags and ensigns
- Sovereign
- Special and fictional
- Unrecognized

Mobile military

- Armed Forces
- Army & Ground Forces

| | | |
|--------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • <u>Air Forces</u> • <u>Air Forces Roundels</u> • <u>Air Forces Fin Flashes</u> • <u>Border & Coast Guard Forces</u> • <u>Maritime</u> • <u>Ministry of Defense</u> • <u>Naval Ensigns</u> • <u>Naval Jack</u> • <u>Police Flag</u> |
| | <p>Mobile civilian</p> | <ul style="list-style-type: none"> • <u>Civil air</u> • <u>Civil and Merchant Navy</u> • <u>Civil ensign</u> • <u>Pilot boat flags and ensigns</u> • <u>Yacht flags and ensigns</u> |
| <p>Other entities</p> | | <ul style="list-style-type: none"> • <u>Active autonomist and secessionist movements</u> • <u>Cities</u> • <u>Country subdivisions</u> • <u>Cultural</u> • <u>Dependent territories</u> • <u>Ethnic</u> • <u>Gay pride and Lesbian Bisexual Transgender flags</u> • <u>Micronations</u> • <u>Political</u> • <u>Religious</u> |
| <p><u>By design</u></p> | <p>By elements</p> | <ul style="list-style-type: none"> • <u>Animals</u> • <u>Astronomical</u> • <u>Bicolor</u> • <u>Borders</u> • <u>British ensigns</u> • <u>Buildings</u> • <u>Canton</u> • <u>Circles</u> |

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 - by combination
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- Crosses (Nordic)
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- Geographical
- Headgear
- Inscriptions
- Nautical
- Plants
- Solids
- Stars
- Triangles
- Tribands
- Two-sided
- Weapons

By shape

- Proportions

By nations

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 - Scotland

- *Wales*
- *Falkland Islands*
- *Gibraltar*
- United States
 - *states*
 - *Puerto Rico*
 - *CSA*
- Uzbekistan
- Vatican City
- Vietnam
- *Yugoslavia*
- Zimbabwe

By continent

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- Antarctica
- Asia
- Europe
- North America
- Oceania
- South America

Names in *italics* indicate non-sovereign (dependent) territories, disputed states and/or former countries.

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- Flags
- National symbols
- Vexillology

