

## **EAST AYRSHIRE COUNCIL**

### **EMERGENCY POWERS COMMITTEE – 17 JULY 2007**

#### **DUMFRIES HOUSE AND ESTATE**

##### **Report by Depute Chief Executive/Executive Director of Corporate Support**

### **1. PURPOSE OF REPORT**

- 1.1 To inform committee of recent developments in relation to Dumfries House and Estate and to invite committee to clarify the Council's position in relation to the future development of an associated site.

### **2. DUMFRIES HOUSE AND ESTATE**

- 2.1 Dumfries House and Estate contains an unparalleled collection of listed buildings and structures some of which are nationally important within a historically important designed landscape. The estate lies to the north west of Cumnock and south west of Auchinleck and essentially fills the gap between the two communities. Much of the western side of the estate lies immediately adjacent to the urban boundary of Cumnock and Auchinleck as defined in the current adopted East Ayrshire Local Plan.
- 2.2 The main house built between 1754 and 1794 was by John and Robert Adam and consists of a central 3 storey block with side pavilions. Internally it is very little altered. In addition the original furniture bought for the house and much of the other contents also remain, unusually, intact and is of a rare and outstanding quality. It is listed category A as being of national importance.
- 2.3 The House and Estate were recently saved for the nation with plans to open it to the public by a partnership between public and private interests including HRH The Prince Charles, Duke of Rothesay through the Prince's Charities Foundation, the Scottish Government, the National Heritage Memorial Fund, the Art Fund, the Monument Trust, the Garfield Weston Foundation and SAVE Britain's Heritage, dependent on future development potential of part of the estate nearest to Cumnock being realised.

### **3. THE ADOPTED EAST AYRSHIRE LOCAL PLAN AND ALTERATION**

- 3.1 All of the historic garden and designed landscape of Dumfries House and Estate is outwith the urban boundaries of Cumnock and Auchinleck as defined in the adopted East Ayrshire Local Plan. However, the plan is

under review in response to the emerging replacement Ayrshire Structure Plan.

- 3.2 Approval of the Replacement Ayrshire Structure Plan is expected from Scottish Ministers within the next 2-3 months and at that stage the Adopted Local Plan will require to be altered to enable future land requirements for housing, business, industrial and other uses to be identified to 2017.
- 3.3 As part of the process of responding to an updated strategic position within Ayrshire, East Ayrshire Council approved the draft East Ayrshire Local Plan Alteration and its accompanying Sustainability Assessment (which incorporated a Strategic Environmental assessment of all proposed sites in the draft Alteration) in August 2006. Since that date the draft Alteration and Sustainability Assessment have been published and a consultation exercise completed. A finalised draft Local Plan Alteration has yet to be completed because it has been advisable to await the adoption of the replacement Ayrshire Structure Plan in order to ensure that the finalised draft Local Plan Alteration accords fully with it. Once the finalised draft Local Plan Alteration has been approved, the Council will require to place it on 'deposit' and invite objections on its terms. Unresolved objections will require to be dealt with at a public local inquiry.
- 3.4 Formal approval of the Draft Local Plan Alteration for consultation was originally sought in June 2006 but consideration was deferred until August 2006 to enable committee and other elected members to fully assess the proposals contained in the document. The Alteration, as submitted for consideration by the Development Services Committee in both June and August 2006, included part of Site 1 on the attached plan but, the decision of the committee at that time was to exclude it and incorporate other parts of the estate outwith the historic garden and designed landscape for housing purposes (sites 2 and 3 on the attached plan).
- 3.5 It is now, expedient to reassess which of the 3 Cumnock sites should be considered for inclusion in the finalised Draft Local Plan Alteration, particularly given the recent announcements referred to above and the results of the consultation exercise carried out in respect of the consultative Draft Local Plan Alteration.
- 3.6 Sites 2 and 3 attracted 1 letter of objection in the recent consultation exercise. Considering that objection and the Sustainability Assessment, and in particular, landscape and proximity to Cumnock, it is considered that both sites are now no longer appropriate. By contrast, Site 1 lies to the north east of the A76 in close proximity to Cumnock and could form a natural extension to it.

3.7 For the above reasons as well as the need to identify housing sites to 2017 within and adjacent to Cumnock it is considered appropriate that the committee agrees that site 1 be submitted for inclusion in the Finalised Draft Local Plan Alteration and that sites 2 and 3 be likewise excluded.

#### **4. FINANCIAL AND PERSONNEL IMPLICATIONS**

4.1 There are no financial or personnel implications arising from this report.

#### **5. POLICY IMPLICATIONS**

5.1 There are no policy implications arising from the recommendations contained in this report as a further report recommending approval of the complete contents of the Finalised Local Plan Alteration will be presented to a future meeting of Cabinet as soon as the Scottish Ministers have approved the Replacement Ayrshire Structure Plan.

#### **6. LEGAL IMPLICATIONS**

6.1 There are no legal implications arising from this report.

#### **7. RECOMMENDATION**

7.1 It is recommended that the committee

- (i) acknowledges the national architectural, heritage and historical value of Dumfries House and Estate;
- (ii) strongly supports the plans recently announced to open Dumfries House and its contents to the public;
- (iii) agrees to submit site 1 for inclusion in the Finalised Draft Local Plan Alteration and that sites 2 and 3 be likewise excluded as shown on the accompanying map.

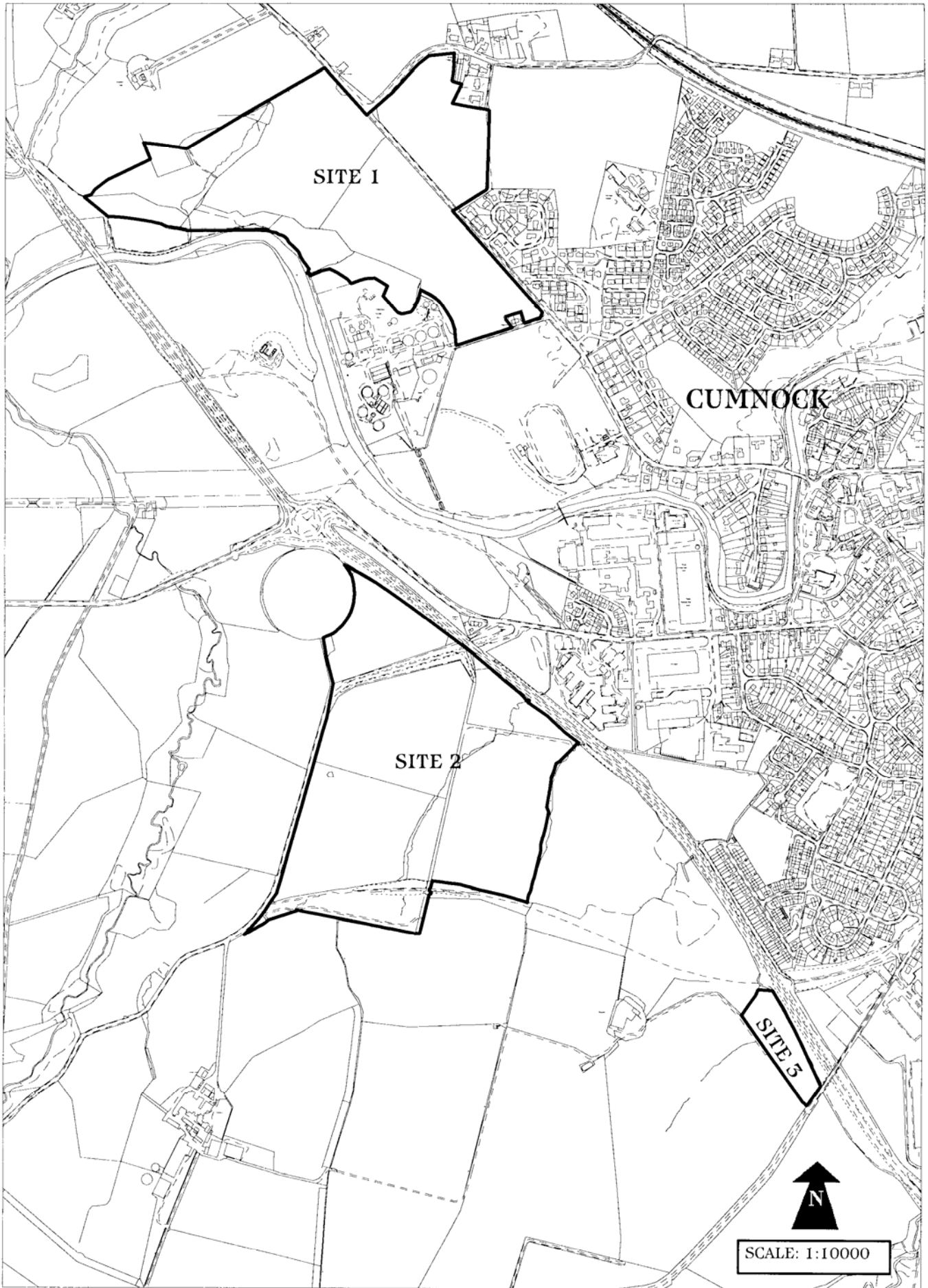
**Elizabeth Morton**  
**Depute Chief Executive/  
Director of Corporate Support**  
10 July 2007  
(KD/)

## **LIST OF BACKGROUND PAPERS**

1. Report to Development Services Committee, 22 August 2006, East Ayrshire Local Plan Alteration and Sustainability Appraisal.

Anyone wishing to obtain further information should contact Karl Doroszenko, Development Planning and Regeneration Manager, Tel: 01563 576751

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